



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 05/29/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/28/2019

CERTIFICATE # 2012-22805

ACCOUNT # 514221070360

ALTERNATE KEY # 784640

TAX DEED APPLICATION # 43148

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Lot 4, Block 4, OCEAN PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 6, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: NW 2 AVENUE, HALLANDALE BEACH FL 33009

OWNER OF RECORD ON CURRENT TAX ROLL:

SAUTERNES V LLC 1 LLC

18305 BISCAYNE BLVD STE 400

AVENTURA, FL 33160 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

SAUTERNES V LLC 1 LLC

OR: 46910, Page: 1309

DEPT 5193 P.O. BOX 2153

BIRMINGHAM, AL 35287-5193 (Per Tax Deed)

JONATHAN R POLITANO, REGISTERED AGENT

O/B/O SAUTERNES V LLC

18305 BISCAYNE BLVD SUITE 400

AVENTURA, FL 33160 (Per Sunbiz)

(Sauternes V LLC 1 LLC a/k/a Sauternes V LLC)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

SANDRA TAFT

11846 BAYFIELD DRIVE

BOCA RATON, FL 33498 (Tax Deed Applicant)

CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009 (Per Liens)

OR: 31183, Page: 1636
OR: 43149, Page: 124
OR: 45377, Page: 1245
OR: 46061, Page: 524
OR: 50932, Page: 1918
OR: 51325, Page: 1407
Instrument: 112732828
Instrument: 112946845
Instrument: 113045969
Instrument: 113778893

CITY OF WESTON
CODE ENFORCEMENT
OFFICE OF THE SPECIAL MAGISTRATE
17200 ROYAL PALM BOULEVARD
WESTON, FL 33326 (Per Order)

OR: 50163, Page: 1313

CITY OF FORT LAUDERDALE
CODE ENFORCEMENT
700 N.W. 19TH AVENUE
FORT LAUDERDALE, FL 33311 (Per Notice and Lien)

OR: 51071, Page: 1668
Instrument: 112895344

CITY OF FORT LAUDERDALE
(Per Order and Amended Order. Amended Order
in 51117-1309 amends Order in 51071-672.
No addresses found on documents.)

OR: 51071, Page: 1672
OR: 51117, Page: 1309

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 21 07 0360

CURRENT ASSESSED VALUE: \$14,140

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Quit Claim Deed	OR: 26569, Page: 67
Order Determining Limited Incapacity	OR: 28397, Page: 129
Letters of Plenary Guardianship	OR: 28406, Page: 472
Order Determining Incapacity	OR: 29589, Page: 1952
Amended Letters of Plenary Guardianship (Amends Letters in 28406-472)	OR: 29616, Page: 768
Order Authorizing Guardian to Sell Property	OR: 30289, Page: 127
Warranty Deed	OR: 30469, Page: 1660
Guardian's Deed	OR: 30469, Page: 1662
Order Authorizing Guardianship (Certified copy of 30289-127)	OR: 30469, Page: 1670
Certificate of Title	OR: 32604, Page: 295
Warranty Deed	OR: 43714, Page: 1922
Tax Deed	OR: 43724, Page: 354

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.

Kim Pickett

Title Examiner



Site Address	NW 2 AVENUE, HALLANDALE BEACH FL 33009	ID #	5142 21 07 0360
Property Owner	SAUTERNES V LLC 1 LLC	Millage	2513
Mailing Address	18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160	Use	00
Abbr Legal Description	OCEAN PARK 5-6 B LOT 4 BLK 4		

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	\$14,140		\$14,140	\$11,270	
2017	\$11,310		\$11,310	\$10,250	\$201.56
2016	\$10,600		\$10,600	\$9,320	\$640.99

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$14,140	\$14,140	\$14,140	\$14,140
Portability	0	0	0	0
Assessed/SOH	\$11,270	\$14,140	\$11,270	\$11,270
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	\$11,270	\$14,140	\$11,270	\$11,270

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/20/2010	TXD-D	\$6,800	46910 / 1309	\$5.00	2,827	SF
2/27/2007	TXD-D	\$9,400	43724 / 354			
11/21/2006	WD	\$100	43714 / 1922			
12/21/2001	CE*	\$100	32604 / 295			
3/24/2000	WD*	\$159,000	30469 / 1660			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
L								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43148

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of September 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:

SAUTERNES V LLC 1 LLC DEPT 5193 P.O. BOX 2153 BIRMINGHAM, AL 35287-5193	CITY OF FORT LAUDERDALE 700 NW 19 AV FORT LAUDERDALE, FL 33311	CITY OF FORT LAUDERDALE CODE ENFORCEMENT 700 N.W. 19TH AVENUE FORT LAUDERDALE, FL 33311	CITY OF HALLANDALE BEACH CITY CLERK'S OFFICE 400 S. FEDERAL HIGHWAY HALLANDALE BEACH, FL 33009
CITY OF WESTON CODE ENFORCEMENT OFFICE OF THE SPECIAL MAGISTRATE 17200 ROYAL PALM BOULEVARD WESTON, FL 33326	JONATHAN R POLITANO, REGISTERED AGENT O/B/O SAUTERNES V LLC 18305 BISCAYNE BLVD SUITE 400 AVENTURA, FL 33160	*SMITH,PAUL L 208 & 209 NW 7 ST 1-2 HALLANDALE, FL 33009	CITY OF HALLANDALE BEACH ATTN CITY ATTORNEY 400 S FEDERAL HIGHWAY 2ND FLR HALLANDALE BEACH, FL 33009
CITY OF HALLANDALE BEACH ATTN CRA DEPT 400 S FEDERAL HWY HALLANDALE BEACH, FL 33009	SAUTERNES V LLC 1 LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160		

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 3rd day of September 2019 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy Juliette M. Aikman

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43148

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: 514221-07-0360
Certificate Number: 22805
Date of Issuance: 06/01/2013
Certificate Holder: SANDRA TAFT
Description of Property: OCEAN PARK 5-6 B
LOT 4 BLK 4

INSTR # 115926694
Recorded 07/12/19 at 04:35 PM
Broward County Commission
1 Page(s)
#4

Name in which assessed: SAUTERNES V LLC 1 LLC
Legal Titleholders: SAUTERNES V LLC 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

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

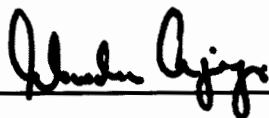
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of October, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 12th day of September, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: _____



Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 09/12/2019, 09/19/2019, 09/26/2019 & 10/03/2019
Minimum Bid: 9462.71

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43148

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: 514221-07-0360
Certificate Number: 22805
Date of Issuance: 06/01/2013
Certificate Holder: SANDRA TAFT
Description of Property: OCEAN PARK 5-6 B
LOT 4 BLK 4

Name in which assessed: SAUTERNES V LLC 1 LLC
Legal Titleholders: SAUTERNES V LLC 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

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 16th day of October, 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 12th day of September, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Abiodun Ajayi
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 09/12/2019, 09/19/2019, 09/26/2019 & 10/03/2019
Minimum Bid: 9462.71

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

43148

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 22805

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

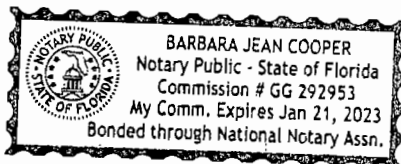
09/12/2019 09/19/2019 09/26/2019 10/03/2019

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
3 day of OCTOBER, 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 43148

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: 514221-07-0360
Certificate Number: 22805
Date of Issuance: 06/01/2013

Certificate Holder:
SANDRA TAFT

Description of Property:
OCEAN PARK 5-6 B
LOT 4 BLK 4

Name in which assessed:
SAUTERNES V LLC 1 LLC

Legal Titleholders:
SAUTERNES V LLC 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

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 16th day of October, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at: broward.deedauction.net

*Pre-registration is required to bid.

Dated this 12th day of September, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

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

Minimum Bid: 9462.71
401-314
9/12-19-26 10/3 19-03/0000423976B

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

RETURN OF SERVICE

Assignment: 6165 Please Route To Supervisor Service Sheet # 19-036620

BROWARD COUNTY, FL vs. SAUTERNES V LLC 1 LLC

ID 43148

PLAINTIFF

VS.

COUNTY/BROWARD

DEFENDANT

CASE

TYPE OF WRIT

SAUTERNES V LLC 1 LLC

COURT

HEARING DATE

SERVE

NE 2 AVENUE

MALLANDALE BEACH, FL 33009

SERVE ASAP - RETURN TO TAX NOTICE TRAY

Received this process on

9/10/2019

Date

9/11/19
700am 8:15

14279

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

☒ Served

☐ Not Served - see comments

9/11/19
Date

at 12:16 pm
Time

9894

Attorney

On SAUTERNES V LLC 1 LLC

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

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

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

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

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

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

CORPORATE SERVICE:

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

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

☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091

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

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

1st attempt date/time: _____

2nd attempt date/time: _____

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

1st attempt date/time: _____

2nd attempt date/time: _____

☒ **OTHER RETURNS:** See comments

COMMENTS:

POSTED

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

GREGORY TONY, SHERIFF
BROWARD COUNTY, FLORIDA

BY: W. J. D. 65 D.S.

W. J. D. 65
W. J. D. 12

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514221-07-0360 (TD #43148)

RECEIVED SHERIFF

2019 SEP 10 AM 10:36

WARNING

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

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 September 30, 2019\$9,337.12

Or

* Amount due if paid by October 15, 2019\$9,462.71

*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 October 16, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

SAUTERNES V LLC 1 LLC
NW 2 AVE
HALLANDALE BEACH FL 33009

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



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

Detail by Entity Name

Florida Limited Liability Company
SAUTERNES V LLC

Filing Information

Document Number	L13000043579
FEI/EIN Number	30-0774441
Date Filed	03/22/2013
State	FL
Status	ACTIVE

Principal Address

18305 BISCAYNE BLVD
SUITE 400
AVENTURA, FL 33160

Mailing Address

18305 BISCAYNE BLVD
SUITE 400
AVENTURA, FL 33160

Registered Agent Name & Address

POLITANO, JONATHAN R
18305 BISCAYNE BLVD
SUITE 400
AVENTURA, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

POLITANO, JONATHAN R
18305 BISCAYNE BLVD - SUITE 400
AVENTURA, FL 33160

Annual Reports

Report Year	Filed Date
2017	04/10/2017
2018	02/28/2018
2019	04/05/2019

Document Images

SAUTERNESVILLE, LLC	
04/05/2019 -- ANNUAL REPORT	View image in PDF format
02/28/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
03/15/2016 -- ANNUAL REPORT	View image in PDF format
03/16/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
03/22/2013 -- Florida Limited Liability	View image in PDF format



INSTR # 100249749
OR BK 30469 PG 1662
RECORDED 05/03/2000 10:06 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 2000

DOCUMENT COVER PAGE

DOCUMENT TITLE: GUARDIAN'S DEED

**EXECUTED BY: SOUTH FLORIDA GUARDIANSHIP PROGRAM, INC., a
Florida corporation as Plenary Guardian of Person and
Property of VIRDRETHA T. EATON**

TO: WILLIAM DANIELS

LEGAL DESCRIPTION: See Legal Description contained in document.

**RETURN RECORDED DOCUMENT TO:
ROSEN & KREILING, P.A.
2500 Weston Road, Suite 220
Weston, FL 33331**

3

Prepared by:
Robert M. Trinkler, Esq.
7000 W. Oakland Park Blvd.
Suite 202
Ft. Lauderdale, FL 33313

OR BK 30469 PG 1663

1221-17-9289, 1221-07-0360,
PROPERTY ID NO. 1221-17-0290, 1221-17-0310
GRANTEE'S SS NO. _____
GRANTOR'S TAX ID NO. _____

GUARDIAN'S DEED

THIS DEED, made and executed this 20th day of March, 2000 by and between SOUTH FLORIDA GUARDIANSHIP PROGRAM, INC., a Florida Corporation, as Plenary Guardian of the Person and Property of VIRDRETHA T. EATON, an unmarried widow, an incapacitated person a/k/a Virdretha E. Eaton and Virdretha Eaton, f/k/a Virdretha Stafford Reynolds, whose post office address is 7000 W. Oakland Park Boulevard, Suite 202, Sunrise, FL 33313-1016, party of the first part, and WILLIAM DANIELS, whose post office address is 540 SW 4th Ave., #3215, Ft. Lauderdale, Florida, 33311. party of the second part.

WITNESSETH:

That the undersigned is the Plenary Guardian of the Person and Property of VIRDRETHA T. EATON, an incapacitated person, under and pursuant to Amended Letters of Guardianship executed by the Probate Division of the Circuit Court of Broward County, on June 7, 1999. The undersigned as Guardian is authorized to execute this Guardian's Deed by an Order Authorizing Guardian to Sell Real Property entered on February 17, 2000.

NOW THEREFORE, for and in consideration of the premises and the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the party of the first part in its said representative capacity, hereby grants, transfers and conveys and by the execution of this Deed has so granted to said party of the second part the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 4, Block 4, OCEAN PARK, according to the map or plat thereof as recorded in Plat Book 5, Page(s) 6, Public Records of Broward County, Florida.

Lots 6 and 7, Block 3, of PEMBALE, according to the Plat thereof, as recorded in Plat Book 18, page 17, of the Public Records of Broward County, Florida.

The South 90 feet of Lots 8 and 9, Block 3, of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17, of the Public Records of Broward County, Florida.

Less: The South 45 feet of Lot 7 and the West 18.50 feet of the South 45 feet of Lot 8, together with an appurtenant easement for ingress and egress over and across the East 5 feet of the West 23.50 feet of the South 45 feet of said Lot 8, in Block 3, of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17, of the Public Records of Broward County, Florida.

Subject to restrictions, limitations and conditions of record, and subject to easements for public utilities of record and applicable zoning ordinances and taxes for the year 1999 and subsequent years.

TO HAVE AND HOLD the said land unto the party of the second part, his heirs and
[Signatures contained on following page]

assigns forever, as in full and ample manner as the same was possessed or enjoyed by VIRTHDRETHA T. EATON, in her lifetime.

IN WITNESS WHEREOF, the said party of the first part in its representative capacity, as aforesaid, hereunto sets its hand and affixed its seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Christina M. Arner

Print Name: Christina M. Arner

Margaret Wolf

Print Name: Margaret Wolf

SOUTH FLORIDA GUARDIANSHIP
PROGRAM, INC.

BY: Kathleen Phillips

KATHLEEN PHILLIPS, Pres.
as Plenary Guardian of the Person and Property
of VIRDRETHA T. EATON, an
incapacitated person

STATE OF FLORIDA) :SS.
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority personally appeared Kathleen Phillips, President/Director of South Florida Guardianship Program, Inc., as Plenary Guardian of the Person and Property of VIRDRETHA T. EATON, an incapacitated person, husband and wife personally known to me as the person described herein or has produced personally known as identification, and wherein she executed the same.

WITNESS, my hand and official seal this 20th day of March, 2000.

Joan R. Conzo
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires:
Commission No.:



JOAN R CONZO
My Commission CC547502
Expires Apr 14, 2000

6
RETURN TO:
OFFICE OF THE SPECIAL MAGISTRATE CLERK
CITY OF WESTON
17200 Royal Palm Boulevard
Weston, FL 33326

BEFORE THE CODE ENFORCEMENT
SPECIAL MAGISTRATE OF THE
CITY OF WESTON, FLORIDA

DOCKET NO.

CITATION NO. 12120085

CITY OF WESTON

Petitioner,

vs.

SAUTERNES V LLC
18305 BISCAYNE BLVD, STE 400
AVENTURA, FL 33160

Respondent

CERTIFICATION

I CERTIFY THIS TO BE A TRUE & CORRECT
COPY OF THE ORIGINAL DOCUMENT ON
FILE.

WITNESS MY HAND AND OFFICIAL SEAL OF
THE CITY OF WESTON, IN THE COUNTY OF
BROWARD, FLORIDA, THIS 21st DAY OF

August, 2013
Patricia A. Bate
CITY CLERK

**CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER
CERTIFYING FINE**

THIS MATTER came before the CODE ENFORCEMENT SPECIAL MAGISTRATE of the CITY OF WESTON, FLORIDA on the 11th day of April, 2013, and upon the presentation of testimony and other evidence in the cause, the Special Magistrate finds as follows:

1. The Respondent(s) own(s) certain real property, located at:

VISTA PARK BOULEVARD, WESTON, FL

more particularly described as:

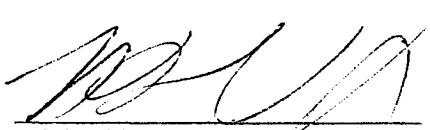
4

**SECTOR 8, 9 & 10 PLAT (BLKS 11-14) 161-3 B (SEE NE1/4-SEC 25-50-39)
TRACT 33 LESS PT DESC'D IN ORS 30054/1183;32137/1236 & 33020/587 &
LESS PTS K/A: PARK SITE & SCHOOL SITE & LESS PT K/A COURTYARD
HOMES AT THE GROVE**


and which is the subject of this Code Enforcement proceeding.

2. The Code Enforcement Final Order entered by the Special Magistrate required the Respondent(s) to take corrective action on or before the Compliance Date of **March 1, 2013**.
3. On **April 11, 2013**, the Code Enforcement Inspector took an oath and testified before the Code Enforcement Special Magistrate that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s). In addition, the testimony established that Respondent has failed to pay the Administrative costs imposed by the Final Order.
4. Accordingly, the testimony having established that the Respondent(s) has not complied with the Final Order, it is hereby **ORDERED and ADJUDGED** that the daily fine imposed by the Special Magistrate is hereby certified, and shall continue to accrue at **\$250.00 per day from March 1, 2013** until the Respondent(s) have fully complied with all terms of the Final Order. In addition, due to the non-compliance found herein, the Special Magistrate orders the payment of an additional Administrative Cost of \$150.00 for the certification hearing, for a total sum certified of **\$300.00**. This Order, which may be amended, may be recorded and shall, upon recordation, constitute a lien against all property, owned by the Respondent pursuant to Chapter 162, Florida Statutes.

²⁵
DONE and ORDERED this ~~24th~~ day of April, 2013, at the City of Weston, Broward County, Florida.


Michael D. Cirullo, Jr.
Special Magistrate

ATTEST:


Clerk
City of Weston Code Enforcement

cc: Respondent



City of Weston
17200 Royal Palm Boulevard
WESTON, FLORIDA 33326

SPECIAL MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Case No: 12120085
Name: SAUTERNES V LLC
Address: 18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160
Violation Address: No Address
Legal Description: SECTOR 8,9 & 10 PLAT(BLKS 11-14) 161-3 B (SEE
NE1/4-SEC 25-50-39) TRACT 33 LESS PT DESC'D
IN ORS 30054/1183;32137/1236 & 33020/587 &
LESS PTS K/A: PARK SITE & SCHOOL SITE &
LESS PT K/A COURTYARD HOMES AT THE
GROVE

CERTIFICATION

I CERTIFY THIS TO BE A TRUE & CORRECT
COPY OF THE ORIGINAL DOCUMENT ON
FILE.

WITNESS MY HAND AND OFFICIAL SEAL OF
THE CITY OF WESTON, IN THE COUNTY OF
BROWARD, FLORIDA, THIS 26th DAY OF

August, 2013
Patricia A. Bator
CITY CLERK

THIS CAUSE came before the Special Magistrate on Thursday, February 14, 2013. The evidence or stipulated agreement between the parties result in the following findings of fact:

That SAUTERNES V LLC at the property located at No Address did violate the following sections of the City of Weston Code of Ordinances for violation:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Daily Fine	Date Completed
PROPERTY MAINTENANCE...	95.02 COMMERCIAL AND INDUSTRIAL/OF FICE DEVELOPMENT S; UNDEVELOPED LAND.	(I) Drainage. The Owner of a commercial and/or industrial/office Development must maintain all Drainage Facilities in a manner allowing for the storm flow for which said facilities were designed, free from obstructions. All catch basin grates must	3/1/2013	\$250.00	
PROPERTY MAINTENANCE...	95.02 COMMERCIAL AND INDUSTRIAL/OF FICE DEVELOPMENT S; UNDEVELOPED LAND.	(M) Vacant or abandoned Structures. It shall be the duty and responsibility of every Person owning, leasing, or having any legal or equitable interest in any vacant or abandoned Structures in the City to maintain such property in a safe and secure ma			

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

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

In addition, enforcement costs of \$150.00 are due and must be paid within thirty (30) days of the date of this order.

Please make your check payable to the City of Weston.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-385-3024).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on to consider certifying the fine. If the fine is certified at that time, a certified copy of the order certifying a fine shall be recorded in the Public Records of Broward County, and once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$5000.00 per day.

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

Dated February 20, 2013

Michael D. Cirullo Jr.

Special Magistrate

City of Weston, FL

STATE OF FLORIDA

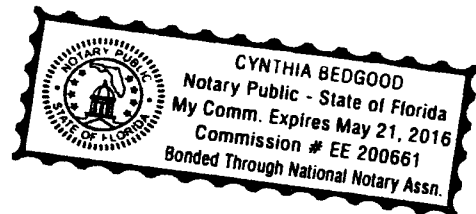
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20 day of Feb, 2013
by Michael D. Cirullo Jr.

NOTARY PUBLIC, STATE OF FLORIDA

Personally known ☒ or produced identification _____

Type of identification produced _____



CITY OF FORT LAUDERDALE
UNSAFE STRUCTURES BOARD
DEMOLITION
CLAIM OF LIEN

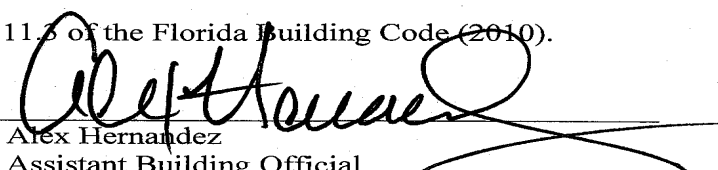
STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared Alex Hernandez who
after being sworn, says that the City of Fort Lauderdale, as Lienor herein, furnished
inspection and demolition services from June 6, 2014 to January 5, 2015 on
the following described real property in Broward County, Florida:

Address: 1213 W LAS OLAS BLVD
Legal WAVERLY PLACE 2-19 D
LOT 7,8 & S1/2 OF VAC ALLEY
ABUTTING SAID LOTS
BLK 110
Folio: 0209090980
Case # CE14060446

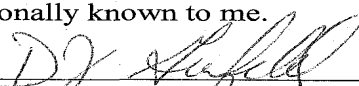
That the property is owned by: SAUTERNES V LLC

That as of March 12, 2015 a total of \$8131.74 remains unpaid for services
performed on the dates noted above. The City of Fort Lauderdale claims a lien upon the
property pursuant to Section 116.113 of the Florida Building Code (2010).


Alex Hernandez
Assistant Building Official

STATE OF FLORIDA:
COUNTY OF BROWARD:

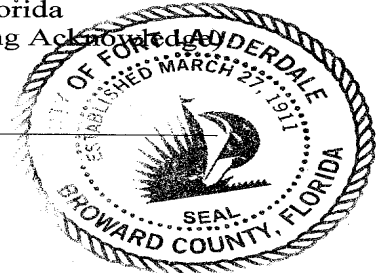
The foregoing instrument was acknowledged before me this 13th day of
~~December, 2014~~ by Alex Hernandez, who is personally known to me.
MARCH 2015


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

My Commission Expires:
 D.J. GROSSFELD
MY COMMISSION # EE 065056
EXPIRES: April 26, 2015
Bonded Thru Budget Notary Service

Commission Number

PREPARED BY AND
RETURN TO: Shani Allman
City of Fort Lauderdale
Code Enforcement
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311



I certify this document to be a true
and correct copy of the original.
WITNESS MY HAND AND SEAL
on 3/16/2015

15

**NOTICE OF
FLORIDA BUILDING CODE
NON-COMPLIANCE**

The undersigned Building Official of the Building Department of the City of Fort Lauderdale does hereby states as follows:

1. That the owner of the below described property has not complied with the requirements as stated in the attached Code Compliance Notice within the time stipulated therein or has not appealed the action of the Building Official as stated in said Code Compliance Notice within the time specified by the Florida Building Code (2010) or the Charter of Ordinances of the City of Fort Lauderdale, Florida.

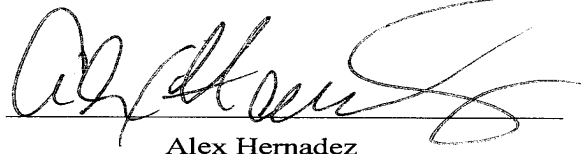
ADDRESS: 1213 W LAS OLAS BLVD

COMPLAINT #: CE14060446

LEGAL: WAVERLY PLACE 2-19 D
LOT 7,8 & S1/2 OF VAC ALLEY
ABBUTTING SAID LOTS
BLK 110

FOLIO#: 0209090980

2. The above-described property is owned by: SAUTERNES V LLC
Violations of the Florida Building Code (2010) and of Section 116 thereof exist upon the above described property to wit, Section(s): 116.1.1, 116.2.1.1.1, 116.2.1.2.1, 116.2.1.2.5
3. The Recording of this notice shall constitute constructive notice of all concerned as well as to any subsequent purchasers, transferees, grantees, mortgagees, lessees, and all persons claiming or acquiring interest in said property, in accordance with Section 116.7 of the Florida Building Code (2010).

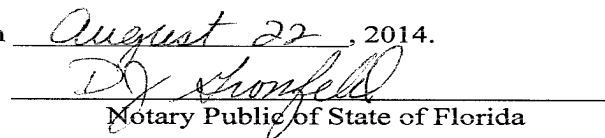

Alex Hernandez

BEFORE ME, the undersigned personally appeared Alex Hernandez, known to me to be the Building Official of the City of Fort Lauderdale, Florida, who upon being duly sworn to depose and say that he has executed the foregoing for the purpose therein expressed.

SWORN TO AND SUBSCRIBED before me on August 22, 2014.



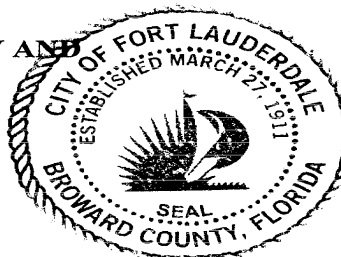
D.J. GROSSFELD
MY COMMISSION # EE 065058
EXPIRES: April 26, 2015
Bonded Thru Budget Notary Services


Notary Public of State of Florida

My Commission Expires:

(CITY SEAL)

**PREPARED BY AND
RETURN TO:**



Shani F. Allman
City of Fort Lauderdale
Code Enforcement
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311

I certify this document to be a true
and correct copy of the original.
WITNESS MY HAND AND SEAL
on August 28 20 14


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



City of Fort Lauderdale
Unsafe Structures Board

NOTICE OF VIOLATION

City of Fort Lauderdale, Florida
Petitioner,

CASE NO: CE14060446

v.
SAUTERNES V LLC
18305 BISCAYNE BLVD SUITE 400
AVENTURA, FL 33160

Tenant:

Respondent(s)

Pursuant to the Florida Building Code, the undersigned Building Inspector hereby gives notice of a violation(s) on the property designated below.

Address of Violation(s): **1213 W LAS OLAS BLVD**

Legal Description:

0209090980

WAVERLY PLACE 2-19 D

LOT 7,8 & S1/2 OF VAC ALLEY

ABUTTING SAID LOTS

BLK 110

Inspection by this department on **06/06/14** revealed the alleged violation(s) is/are in evidence on the property identified above in that:

FBC(2010) 116.1.1

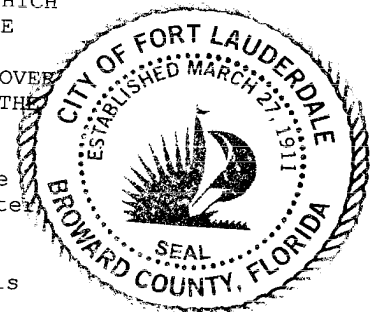
Buildings or structures that in the opinion of the Building Official are, or hereafter shall become unsafe, unsanitary or deficeint in adequate facilities for means of egress, or which constitute a fire or windstorm hazard, or illegal or improper use, occupancy or maintenance, or which do not comply with the provisions of the applicable Minimum Housing Code, or which have been substantially damaged by the elements, acts of God, fire, explosion or otherwise, shall be deemed unsafe buildings and a permit shall be obtained to demolish the structure or bring the building to comply with the applicable Codes.

TO WIT:

THIS SINGLE FAMILY, WOOD FRAME CONSTRUCTION, WHICH WAS BUILT IN 1923, HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY THE WEATHER. THE INTERIOR OF THIS BUILDING HAS BEEN SUBSTANTIALLY DAMAGED, OVER 50% OF THE FLOOR AREA, WALLS AND CEILING WITH THE SUPPORTING ROOF MEMBERS AND DECK.

CORRECTIVE ACTION:

The building or structures shall be made safe, sanitary and secure in a manner required by the Building Official and as provided in this Chapter I of the Florida Building Code Sec.116.2.1 - Physical Criteria, provided that where replacement, repair, alteration or demolition is required on Buildings or structures within the purview of the applicable Minimum Housing Code, the provisions of such Code shall be complied with and shall control. Obtain the services of a licensed Structural Engineer to assess the damages, and in his opinion, if it can be repaired to do the necessary drawings and obtain the required permits to bring the building into compliance with the applicable Codes.



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

WITNESS MY HAND AND SEAL
 on August 29 20 14

Clerk, Unsafe Structures Board/Special Master
 City of Fort Lauderdale, Fla.

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

FBC(2010) 116.2.1.1.1

TO WIT:

It is vacant, unguarded and open at doors or windows.
THE WINDOWS AND DOORS ARE IN DISREPAIR OR BROKEN,
SOME OF THE OPENINGS ARE UNSECURED, ALLOWING
UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT
SINGLE FAMILY DWELLING; CREATING AN IMMINENT FIRE
HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND
WELFARE OF THE PUBLIC.

CORRECTIVE ACTION: FOR A REMEDIAL ACTION SEE FBC 116.1.1

FBC(2010) 116.2.1.2.1

TO WIT:

There is a failure, hanging loose or loosening of any
siding, block, brick, or other building material.
THE ROOF TRUSSES WITH THE RAFTERS AND ATTACHED
ROOF'S DECK ARE BEING DAMAGED BY RAINWATER
PENETRATION AND IT TOO CAN BE UP-LIFTED BY THE
HIGH WINDS OF A TROPICAL STORM DUE THAT IT HAS
OPEN AREAS OR IT HAS CAVED INTO THE PROPERTY
SPACES AS THE CEILING DID.

CORRECTIVE ACTION: SEE FBC 116.1.1 FOR A REMEDIAL ACTION.

FBC(2010) 116.2.1.2.5

TO WIT:

The electrical or mechanical installations or systems
create a hazardous condition in violation of the Standards
of this Code.

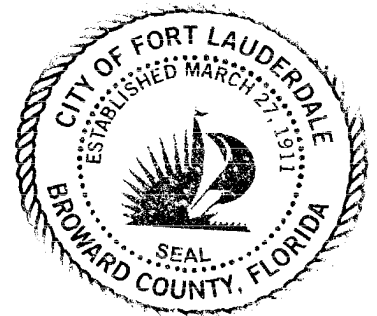
A BUILDING SHALL BE DEEMED UNSAFE WHEN BROKEN OR
UNSECURED OPENINGS ARE EXISTING ALLOWING
UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT
SINGLE FAMILY DWELLING OR THE ELECTRICAL CONDUITS
AND WIRES ARE EXPOSED OR BEING DAMAGED BY THE
RAINWATER PENETRATION INTO THE DWELLING, CREATING
AN IMMINENT FIRE HAZARD, DANGEROUS TO THE HEALTH,
SAFETY AND WELFARE OF THE PUBLIC. THIS BUILDING IN
ITS PRESENT CONDITION DOESN'T MEET THE CRITERIA OF
THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE
STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING
CODE AND IT MUST BE REPAIRED OR DEMOLISHED BY THE
OWNERS.

CORRECTIVE ACTION: SEE FBC 116.1.1

The above described conditions are in violation of existing codes. Please accept this letter as your official notice from the Building Department of the City of Fort Lauderdale that you have 15 days from receipt thereof to:

FBC(2010) 116.1.1

The building or structures shall be made safe,
sanitary and secure in a manner required by the
Building Official and as provided in this Chapter
I of the Florida Building Code Sec.116.2.1 -
Physical Criteria, provided that where
replacement, repair, alteration or demolition is
required on Buildings or structures within the
purview of the applicable Minimum Housing Code,
the provisions of such Code shall be complied with
and shall control. Obtain the services of a
licensed Structural Engineer to assess the
damages, and in his opinion, if it can be repaired
to do the necessary drawings and obtain the
required permits to bring the building into
compliance with the applicable Codes.



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

WITNESS MY HAND AND SEAL

on August 28 20 14

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

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

FBC(2010) 116.2.1.1.1

FOR A REMEDIAL ACTION SEE FBC 116.1.1

FBC(2010) 116.2.1.2.1

SEE FBC 116.1.1 FOR A REMEDIAL ACTION.

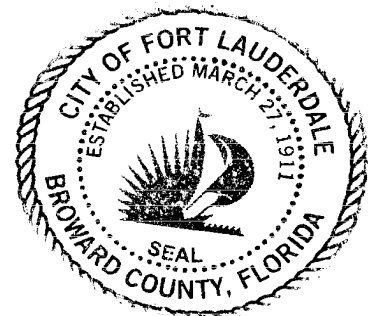
FBC(2010) 116.2.1.2.5

SEE FBC 116.1.1

Above listed corrections must be completed within 60 days from the issuance of a permit and must conform to the requirements of existing codes applicable thereto.

RIGHT TO APPEAL: You may request a hearing before the Unsafe Structures Board for a hearing to appeal the decisions of this division. Such requests shall be filed in writing and delivered to this office within 30 days from receipt of this notice. Applicants for Unsafe Structures Hearings will be notified of meeting date/ time by this division.


Building Inspector: GEORGE OLIVA, 954-828-6556



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

WITNESS MY HAND AND SEAL

on August 28 20 14


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



**City of Fort Lauderdale
Unsafe Structures Board**

**AMENDED
FINAL ORDER**

City of Fort Lauderdale, Florida

Petitioner,

v.

SAUTERNES V LLC
18305 BISCAYNE BLVD SUITE 400
AVENTURA, FL 33160

Respondent(s)

Case #: CE14060446

Tenant:

Address of Violation(s): 1213 W LAS OLAS BLVD

Legal Description:

0209090980
WAVERLY PLACE 2-19 D
LOT 7,8 & S1/2 OF VAC ALLEY
ABUTTING SAID LOTS
BLK 110

This cause having come before the Unsafe Structures Board for a Hearing on **August 21, 2014** and based on the evidence, the Unsafe Structures Board, pursuant to a **6-0 vote**, enters the following **FINDINGS OF FACT and CONCLUSIONS OF LAW and FINAL ORDER:**

FINDINGS OF FACT and CONCLUSIONS OF LAW

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

FBC(2010) 116.1.1

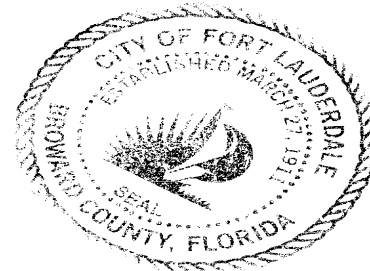
THIS SINGLE FAMILY, WOOD FRAME CONSTRUCTION, WHICH WAS BUILT IN 1923, IT HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY THE WEATHER. THE INTERIOR OF THIS BUILDING HAS BEEN SUBSTANTIALLY DAMAGED, OVER 50% OF THE FLOOR AREA, WALLS AND CEILING WITH THE SUPPORTING ROOF MEMBERS AND DECK.

FBC(2010) 116.2.1.1.1

THE WINDOWS AND DOORS ARE IN DISREPAIR OR BROKEN, SOME OF THE OPENINGS ARE UNSECURED, ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT SINGLE FAMILY DWELLING; CREATING AN IMMINENT FIRE HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

FBC(2010) 116.2.1.2.1


THE ROOF TRUSSES WITH THE RAFTERS AND ATTACHED ROOF'S DECK ARE BEING DAMAGED BY RAINWATER PENETRATION AND IT TOO CAN BE UP-LIFTED BY THE HIGH WINDS OF A TROPICAL STORM DUE THAT IT HAS OPEN AREAS OR IT HAS CAVED INTO THE PROPERTY SPACES AS THE CEILING DID.



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

on 9/15 20 14

Page 1 of 3


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

③



**City of Fort Lauderdale
Unsafe Structures Board**

FINAL ORDER

City of Fort Lauderdale, Florida
Petitioner,

v.

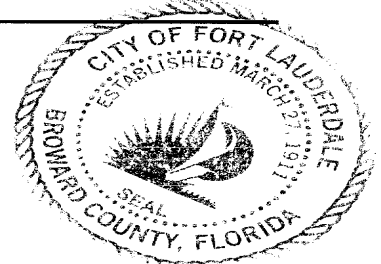
**SAUTERNES V LLC
18305 BISCAYNE BLVD SUITE 400
AVENTURA, FL 33160
Respondent(s)**

Case #: CE14060446

Tenant:

FBC(2010) 116.2.1.2.5

A BUILDING SHALL BE DEEMED UNSAFE WHEN BROKEN OR UNSECURED OPENINGS ARE EXISTING ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT SINGLE FAMILY DWELLING OR THE ELECTRICAL CONDUITS AND WIRES ARE EXPOSED OR BEING DAMAGED BY THE RAINWATER PENETRATION INTO THE DWELLING. CREATING AN IMMINENT FIRE HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC. THIS BUILDING IN ITS PRESENT CONDITION DOESN'T MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED OR DEMOLISHED BY THE OWNERS.



I certify this document to be a true
and correct copy of the original.
WITNESS MY HAND AND SEAL
on 9/15 20 14

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

This (these) violation(s) constitute(s) a threat to the health, safety, and welfare of the community.

FINAL ORDER

It is the ORDER of the Unsafe Structures Board that based upon the foregoing; Respondent(s) shall comply as follows:

WE ORDER THE PROPERTY OWNER TO DEMOLISH THE STRUCTURE WITHIN 30 DAYS AND THAT WE ORDER THE CITY TO DEMOLISH THE STRUCTURE SHOULD THE PROPERTY OWNER FAIL TO TIMELY DEMOLISH. SUCH DEMOLITION IS TO BE ACCOMPLISHED BY A LICENSED DEMOLITION CONTRACTOR PURSUANT TO A CITY-ISSUED DEMOLITION PERMIT.

If the respondent(s) does (do) not comply by September 19, 2014, the City of Fort Lauderdale will proceed with the demolition of the structure.

If the Respondent(s) does (do) not comply, the Notice of Violation and the Notice of Non-Compliance shall be recorded in the public records of the Office of the Clerk of the Circuit Court in and for Broward County.

RIGHT TO APPEAL: If any person desires to appeal any decision with respect to the matter considered at this Hearing, such person will need a record of the proceedings, and for such purpose,



**City of Fort Lauderdale
Unsafe Structures Board**

FINAL ORDER

City of Fort Lauderdale, Florida
Petitioner,

Case #: CE14060446

v.

SAUTERNES V LLC
18305 BISCAYNE BLVD SUITE 400
AVENTURA, FL 33160
Respondent(s)

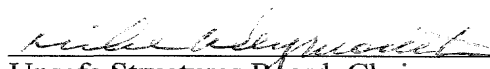
Tenant:

such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. A copy of the proceedings can be obtained from the Code Enforcement Clerk at 954-828-5207.

DONE AND ORDERED on this **August 21, 2014**.

ATTEST:


Code Enforcement Division


Unsafe Structures Board, Chairman

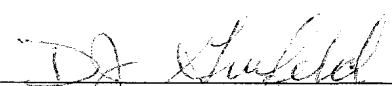
STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 10th day of September 2014, by Mike Weymouth, who is personally known to me.

(SEAL)



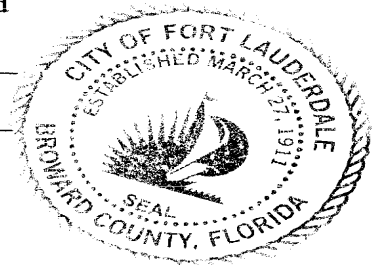
D.J. GROSSFELD
MY COMMISSION # EE 065056
EXPIRES: April 26, 2015
Bonded Thru Budget Notary Services


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

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission Number: _____



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

WITNESS MY HAND AND SEAL

on 9/15 2014



**City of Fort Lauderdale
Unsafe Structures Board**

FINAL ORDER

City of Fort Lauderdale, Florida

Case #: CE14060446

Petitioner,

v.

**SAUTERNES V LLC
18305 BISCAYNE BLVD SUITE 400
AVENTURA, FL 33160**

Tenant:

Respondent(s)

Address of Violation(s): 1213 W LAS OLAS BLVD

Legal Description:

0209090980

WAVERLY PLACE 2-19 D

LOT 7,8 & S1/2 OF VAC ALLEY

ABUTTING SAID LOTS

BLK 110

This cause having come before the Unsafe Structures Board for a Hearing on **August 21, 2014** and based on the evidence, the Unsafe Structures Board, pursuant to a **6-0 vote**, enters the following **FINDINGS OF FACT and CONCLUSIONS OF LAW and FINAL ORDER:**

FINDINGS OF FACT and CONCLUSIONS OF LAW

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

FBC(2010) 116.1.1

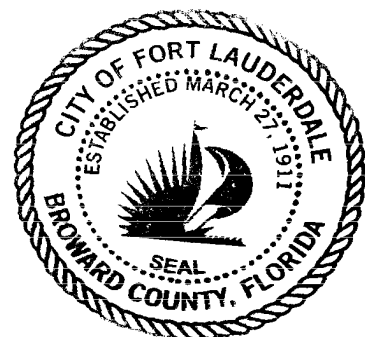
THIS SINGLE FAMILY, WOOD FRAME CONSTRUCTION, WHICH WAS BUILT IN 1923, IT HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY THE WEATHER. THE INTERIOR OF THIS BUILDING HAS BEEN SUBSTANTIALLY DAMAGED, OVER 50% OF THE FLOOR AREA, WALLS AND CEILING WITH THE SUPPORTING ROOF MEMBERS AND DECK.

FBC(2010) 116.2.1.1.1

THE WINDOWS AND DOORS ARE IN DISREPAIR OR BROKEN, SOME OF THE OPENINGS ARE UNSECURED, ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT SINGLE FAMILY DWELLING; CREATING AN IMMINENT FIRE HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

FBC(2010) 116.2.1.2.1

THE ROOF TRUSSES WITH THE RAFTERS AND ATTACHED ROOF'S DECK ARE BEING DAMAGED BY RAINWATER PENETRATION AND IT TOO CAN BE UP-LIFTED BY THE HIGH WINDS OF A TROPICAL STORM DUE THAT IT HAS OPEN AREAS OR IT HAS CAVED INTO THE PROPERTY SPACES AS THE CEILING DID.



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

WITNESS MY HAND AND SEAL

on August 28 20 14

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

3



**City of Fort Lauderdale
Unsafe Structures Board**

FINAL ORDER

City of Fort Lauderdale, Florida

Petitioner,

v.

**SAUTERNES V LLC
18305 BISCAYNE BLVD SUITE 400
AVENTURA, FL 33160**

Respondent(s)

Case #: CE14060446

Tenant:

FBC(2010) 116.2.1.2.5

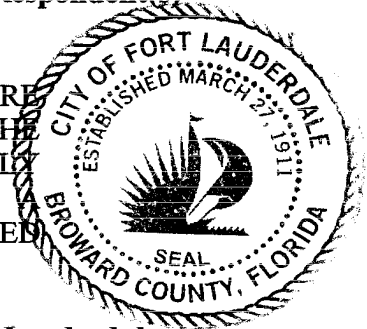
A BUILDING SHALL BE DEEMED UNSAFE WHEN BROKEN OR UNSECURED OPENINGS ARE EXISTING ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT SINGLE FAMILY DWELLING OR THE ELECTRICAL CONDUITS AND WIRES ARE EXPOSED OR BEING DAMAGED BY THE RAINWATER PENETRATION INTO THE DWELLING. CREATING AN IMMINENT FIRE HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC. THIS BUILDING IN ITS PRESENT CONDITION DOESN'T MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED OR DEMOLISHED BY THE OWNERS.

This (these) violation(s) constitute(s) a threat to the health, safety, and welfare of the community.

FINAL ORDER

It is the ORDER of the Unsafe Structures Board that based upon the foregoing; Respondent(s) shall comply as follows:

WE ORDER THE PROPERTY OWNER TO DEMOLISH THE STRUCTURE WITHIN 30 DAYS AND THAT WE ORDER THE CITY TO DEMOLISH THE STRUCTURE SHOULD THE PROPERTY OWNER FAIL TO TIMELY DEMOLISH. SUCH DEMOLITION IS TO BE ACCOMPLISHED BY LICENSED DEMOLITION CONTRACTOR PURSUANT TO A CITY-ISSUED DEMOLITION PERMIT.



If the respondent(s) does (do) not comply by September 19, 2014, the City of Fort Lauderdale will proceed with the demolition of the structure.

If the Respondent(s) does (do) not comply, the Notice of Violation and the Notice of Non-Compliance shall be recorded in the public records of the Office of the Clerk of the Circuit Court in and for Broward County.

RIGHT TO APPEAL: If any person desires to appeal any decision with respect to the matter considered at this Hearing, such person will need a record of the proceedings, and for such purpose, it to be a true and correct copy of the original.

WITNESS MY HAND AND SEAL

on August 28 20 14



**City of Fort Lauderdale
Unsafe Structures Board**

FINAL ORDER

City of Fort Lauderdale, Florida

Case #: CE14060446

Petitioner,

v.

SAUTERNES V LLC
18305 BISCAYNE BLVD SUITE 400
AVENTURA, FL 33160

Tenant:

Respondent(s)

such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. A copy of the proceedings can be obtained from the Code Enforcement Clerk at 954-828-5207.

DONE AND ORDERED on this **August 21, 2014**.

ATTEST:


Code Enforcement Division


Unsafe Structures Board, Chairman

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this ____ day of _____ 2014, by _____, who is personally known to me.

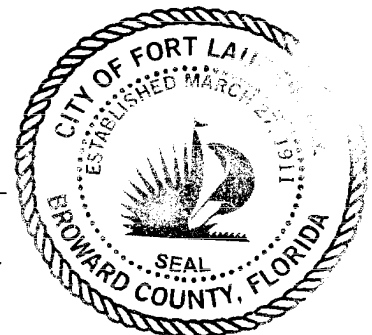
(SEAL)

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

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission Number: _____



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

WITNESS MY HAND AND SEAL

on August 20 2014

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

4
RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: OCEAN PARK 5-6 B LOT 4 BLK 4

Folio Number: 1221-07-0360

Account Number: 200421

Street address: 703 NW 2 AVE-VACANT LOT

Owner (s) of Record: SAUTERNES V LLC 1 LLC

18305 BISCAYNE BLVD, STE 400, AVENTURA, FL 33160

The said liens (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & TRASH	9/10/2015	\$288.00
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
		\$348.00

Dated this 23 day of June 2016 Plus interest at the legal rate.

CITY OF HALLANDALE BEACH

By: M. Bataille

CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, MARIO BATAILLE, City Clerk of the City of Hallandale Beach, This 23 day of June, 2016

Christy J. Talmadge
Notary Public
State of Florida At Large
My Commission Expires:

10
RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: OCEAN PARK 5-6 B LOT 4 BLK 4

Folio Number: 1221-07-0360

Street address: 703 N.W. 2ND AVENUE, HALLANDALE BEACH, FL 33009

Owner (s) of Record: SAUTERNES V LLC 1 LLC

18305 BISCAYNE BLVD, ST 400, AVENTURA, FL 33160

The said liens (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & CLEARING	3/12/2015	\$287.96
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00

Dated this 8 day of June 2015 Plus interest at the legal rate. \$347.96

CITY OF HALLANDALE BEACH

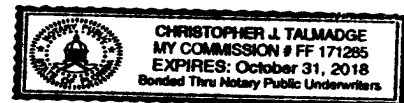
By: M. Bataille

CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by MARIO BATAILLE, City Clerk of the City of Hallandale Beach, This 8 day of June, 2015

Christopher J. Talmadge
Notary Public
State of Florida At Large
My Commission Expires:



Return to City Clerk
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, Florida 33009

CLAIM OF LIEN

NOTICE is hereby given that the City of Hallandale Beach, Florida, has and claims one or more liens on the following described property for Unsafe Structure:

FOLIO: 1221-07-0360
LEGAL DESCRIPTION: OCEAN PARK 5-6 B LOT 4 BLK 4
STREET ADDRESS: 703 NW 2ND AVE
OWNER: Joseph Rosaler

The said lien(s) are claimed for the following:

Services Rendered	Date(s) of Rendition	Amount Claimed
Unsafe Structure	11/08/06	\$4,318.88
TOTAL:		\$4,318.88

Plus interest at the legal rate.
Dated this 8th day of November 2006.



CITY OF HALLANDALE BEACH

By: 
Tony Gonzalez
Building Official

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument was acknowledged before me by Tony Gonzalez, Building Official of the City of Hallandale Beach.

This 8 day of Nov 2006.


Notary Public, State of Florida at Large

My Commission Expires:

1370

INSTR # 101600004
OR BK 32604 PG 0295

RECORDED 01/10/2002 10:28 AM
COMMISSION
BROWARD COUNTY
DOC STNP-D 0.70
DEPUTY CLERK 1921

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

CASE NO. 01-14699 CACE 02

JOSEPH ROSALER, TRUSTEE,

Plaintiff,

vs.

WILLIAM DANIELS, DEDRIE
DANIELS, his wife, and CITY OF
HALLANDALE,

Defendants.

CIRCUIT CIVIL
01 DEC 21 PM 2:30
FILED IN RECORD
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLA.

CERTIFICATE OF TITLE

The undersigned, HOWARD C. FORMAN, Clerk of the Court, certifies that he executed and filed a Certificate of Sale in this action on 10 day of DECEMBER, 2001, for the property described herein and that no objection to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

See Exhibit "A" attached

was sold to: JOSEPH ROSALER, TRUSTEE
18760 LONG LAKE DR., BOCA RATON, FL 33496

WITNESS my hand and Seal of the Court on 21 day of DECEMBER, 2001.

HOWARD C. FORMAN, as Clerk

By: Richard J. Knight

Deputy Clerk

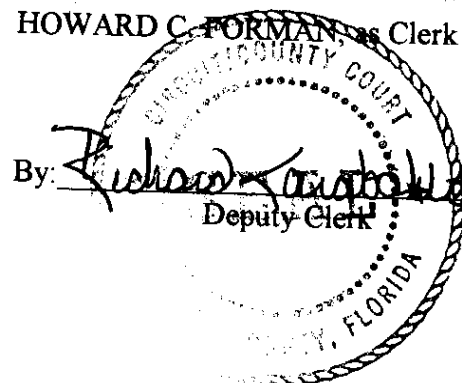


EXHIBIT "A"

Lot 4, Block 4, OCEAN PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 6, of the Public Records of Broward County, Florida.

Lots 6 and 7, Block 3, of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17, of the Public Records of Broward County, Florida.

The South 90 feet of Lots 8 and 9, of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17, of the Public Records of Broward County, Florida.

LESS: The South 45 feet of Lot 7 and West 18.50 feet of the South 45 feet of Lot 8, together with an appurtenant easement for ingress and egress over and across the East 5 feet of the West 23.50 feet of the South 45 feet of Lot 8, in Block 3, of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17, of the Public Records of Broward County, Florida.

RETURN TO:

CITY OF HALLANDALE BEACH
ATTN: ANN HARPER, CITY CLERK
400 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

INSTR # 100766701
OR BK 31183 PG 1636
RECORDED 01/12/2001 10:06 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1016

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Folio#: 1221-07-0360

Legal Description: Ocean Park 5-6 B Lot 4 Blk 4

Street Address 703 NW 2nd Avenue, Hallandale Beach, FL 33009
Owner(s) of Record Mr. William Daniels, 540 NW 4th Avenue, #3215
Ft. Lauderdale, FL 33311-2854

The said lien(s) are claimed for the following:

<u>Services Rendered</u>	<u>Date(s) of Rendition</u>	<u>Amount Claimed</u>
Special Trash Collection	11/05/97	\$ 92.00
Administrative Charge		40.00
Recording Fee		6.00
Plus interest at the legal rate.		\$ 138.00

Dated this 3rd day of November, 2000.

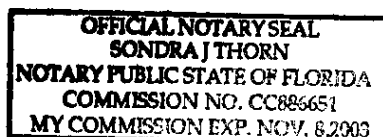
CITY OF HALLANDALE BEACH

By: Ann Harper

CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by
ANN HARPER, City Clerk of the City of Hallandale Beach, this 3 day
of November, 2000.



Sondra J. Thorn
Notary Public
State of Florida At Large
My Commission Expires:

11
Page 1 of 1

3
RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: OCEAN PARK 5-6 B LOT 4 BLK 4

Folio Number: 1221-07-0360

Street address: 703 N.W. 2ND AVENUE, HALLANDALE BEACH, FL 33009

Owner (s) of Record: SAUTERNES V LLC 1 LLC
18305 BISCAYNE BLVD, ST 400, AVENTURA, FL 33160

The said liens (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & CLEARING	10/17/2014	\$287.96
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		<u>\$50.00</u>

Plus interest at the legal rate. \$347.96
Dated this 17 day of April 2015

CITY OF HALLANDALE BEACH

By: M. Bataille
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by MARIO BATAILLE,
City Clerk of the City of Hallandale Beach, This 17 day of April, 2015

Christopher J. Talmadge
Notary Public
State of Florida At Large
My Commission Expires:



10
RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: OCEAN PARK 5-6 B LOT 4 BLK 4

Folio Number: 1221-07-0360

Street address: 703 N.W. 2ND AVENUE, HALLANDALE BEACH, FL 33009
Owner (s) of Record: SAUTERNES V LLC I LLC
18305 BISCAYNE BLVD, ST 400, AVENTURA, FL 33160

The said liens (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & CLEARING	9/15/2014	\$287.96
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		<u>\$50.00</u>

Dated this 6 day of January 2015 Plus interest at the legal rate. \$347.96

CITY OF HALLANDALE BEACH

By: _____

CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by SHEENA D. JAMES, City Clerk of the City of Hallandale Beach, This 6 day of January, 2015

Christopher J. Talmadge

Notary Public
State of Florida At Large
My Commission Expires:



9 RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: OCEAN PARK 5-6 B LOT 4 BLK 4

Folio Number: 1221-07-0360

Street address: 703 N.W. 2ND AVENUE, HALLANDALE BEACH, FL 33009

Owner (s) of Record: SAUTERNES V LLC 1 LLC
DEPT 5193, PO BOX 2153, BIRMINGHAM, AL 35287

The said liens (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & CLEARING	7/14/2014	\$287.96
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00

Dated this 12 day of December 2014 Plus interest at the legal rate. \$347.96

CITY OF HALLANDALE BEACH

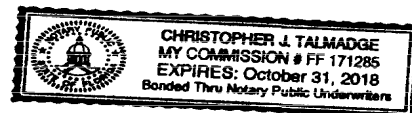
By: _____

CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by SHEENA D. JAMES, City Clerk of the City of Hallandale Beach, This 12 day of December, 2014

Christopher J. Talmadge
Notary Public
State of Florida At Large
My Commission Expires:



9

RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: OCEAN PARK 5-6 B LOT 4 BLK 4

Folio Number: 1221-07-0360

Street address: 703 N.W. 2ND AVENUE, HALLANDALE BEACH, FL 33009

Owner (s) of Record: SAUTERNES V LLC I LLC
DEPT 5193, PO BOX 2153, BIRMINGHAM, AL 35287

The said liens (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & CLEARING	5/9/2014	\$287.96
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00

Dated this 10 day of July 2014
Plus interest at the legal rate. \$347.96

CITY OF HALLANDALE BEACH

By: [Signature]
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by SHEENA D. JAMES,
City Clerk of the City of Hallandale Beach, This 10 day of July, 2014

[Signature]
Notary Public
State of Florida At Large
My Commission Expires:



CHRISTOPHER J. TALMADGE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE038719
Expires 10/31/2014

Tax Deed File No. 21390

DR-506
R.01/95

Property
Identification No. 514221-07-0360

Tax Deed

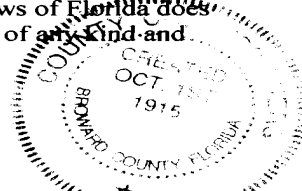
State of Florida

County of Broward

The following Tax Sale Certificate Numbered 8723 issued on January 20, 2010 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 20th day of January 2010, offered for sale as required by law for cash to the highest bidder and was sold to: SAUTERNES V LLC LLC, whose address is: Dept 5193 P.O. BOX 2153 Birmingham, AL 35287-5193 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 20th day of January, 2010 in the County of Broward, State of Florida, in consideration of the sum of (\$Sixty Seven Hundreds Seventeen 39/100) Dollars, being the amount paid pursuant to the Laws of Florida, does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

OCEAN PARK 5-6 B LOT 4 BLK 4



Witness:

[Signature]
[Signature]

State of Florida

County of Broward

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

Broward County, Florida

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

On this 18TH day of February, 2010, before me Michael Snedeker personally appeared Bertha Henry, County Administrator, by Polly Cacurak, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

[Signature]
Michael J Snedeker

NOTARY PUBLIC-STATE OF FLORIDA
Michael J. Snedeker
Commission # DD792197
Expires: MAY 27, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

(3)

Board of County Commissioners, Broward County, Florida
 Finance and Administrative Services Department
RECORDS, TAXES, & TREASURY
NOTICE OF APPLICATION FOR TAX DEED NO. 21390

no
bids

NOTICE is hereby given that SAUTERNES V, LLC
 the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number
 and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Certificate No. 8723

Year of Issuance 06/01/06

Description of Property: PROP ID# 514221-07-0360

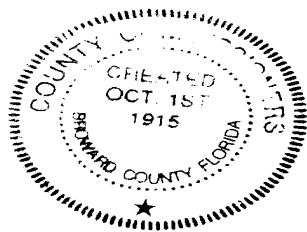
OCEAN PARK 5-6 B
 LOT 4 BLK 4

Name in which assessed: MTAG CUST CARLYLE

Legal Titleholders: MTAG AS CUST FOR CARLYLE

All of said property being in the County of Broward, State of Florida.
 Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the
 highest bidder on the 20TH day of January 2010 at
 The Governmental Center, 115 S. Andrews Avenue, Room 302, Fort Lauderdale, Florida at 10:00 A.M.

Dated this 16TH day of December 2009.



Bertha Henry
 County Administrator
 RECORDS, TAXES, & TREASURY

By: Polly Cacurak
 Deputy
 Polly Cacurak

Publish: DAILY BUSINESS REVIEW
 Issues: 12/24, 2009; 12/31; 1/7/2010; 1/14

401-314

OPENING BID

\$6, 717.39

Subject to the Real Estate Taxes for Tax Years 2008 & 2009

The successful bidder is responsible to pay these outstanding taxes.

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

Board of County Commissioners, Broward County, Florida
RECORDS, TAXES, & TREASURY

CERTIFICATE OF MAILING NOTICES

Tax Deed No 21390 FINAL

STATE OF FLORIDA

SS.

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 4th day of December, 2009, 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:

MTAG, as Cust. For Carlyle
8614 WESTWOOD CENTER DR, STE 500
VIENNA, VA 22182

AHMADIYYA MOVEMENT IN ISLAM, INC.
200 NW 7TH CT
HALLANDALE BCH, FL 33009

CITY OF HALLANDALE BEACH
400 S FEDERAL HWY
HALLANDALE BCH, FL 33009

WIPER CORP KISLAK NTL BANK
7900 MIAMI LAKES DR WEST
MIAMI LAKES, FL 33016

ERIN M. PECK
CODE ENFORCEMENT DIVISION
CITY OF FT LAUDERDALE
100 NORTH ANDREWS AVE
FT LAUDERDALE, FL 33301

Broward County Permitting
Licensing & Protection Division
Attn: Venice Cook
GCE-1 North University Drive
Plantation, Florida 33324

(INTER-OFFICE)

Code Enforcement
Attn: Diane Johnson
1 N University Dr., Bldg B
Plantation, FL 33324

(INTER-OFFICE)

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

(INTER-OFFICE)

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

(INTER-OFFICE)

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

(INTER-OFFICE)

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

(INTER-OFFICE)

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 4th day of December, 2009, 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

By

Deputy

Polly Cacurak

17

RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: OCEAN PARK 5-6 B LOT 4 BLK 4

Folio Number: 1221-07-0360

Street address: 703 N.W. 2ND AVENUE, HALLANDALE BEACH, FL 33009

Owner (s) of Record: MTAG CUST CARLYLE

8614 WESTWOOD CTR#500 VIENNA, VA 22182

The said liens (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & CLEARING	5/1/2008 TO 10/21/2008	\$585.00
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		<u>\$50.00</u>

Dated this 04 day of March 2009 Plus interest at the legal rate. \$645.00

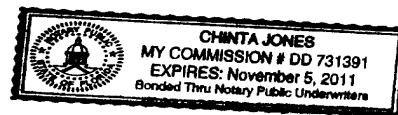
CITY OF HALLANDALE BEACH

By: Shari L Canada
DEPUTY CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by SHARI L. CANADA, City Clerk of the City of Hallandale Beach, This 04 day of March, 2009

Chinta Jones
Notary Public
State of Florida At Large
My Commission Expires:



12
RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: OCEAN PARK 5-6 B LOT 4 BLK 4

Folio Number: 1221-07-0360

Street address: 703 N.W. 2ND AVENUE, HALLANDALE BEACH, FL 33009

Owner (s) of Record: MTAG CUST CARLYLE
8614 WESTWOOD CTR#500 VIENNA, VA 22182

The said liens (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & CLEARING	10/26/2007	\$335.00
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00

Plus interest at the legal rate. \$395.00
Dated this 10 day of April 2008

CITY OF HALLANDALE BEACH

By: E. Dent McGough
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by E. DENT MCGOUGH, City Clerk of the City of Hallandale Beach, This 10 day of April, 2008

Chita Jones
Notary Public
State of Florida At Large
My Commission Expires:



Tax Deed File No. 23773

DR-506

Property

R.M./S

Identification No. 1221 07 036

Tax Deed

State of Florida

County of Broward

The following Tax Sale Certificate Numbered 7885 issued on May 30, 2003 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 27TH day of February, 2007, offered for sale as required by law for cash to the highest bidder and was sold to: MTAG AS CUST FOR CARLYLE

whose address is: \$614 WESTWOOD CENTER DRIVE, SUIT 500 VIENNA, VA 22182, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 27TH day of FEBRUARY, 2007, in the County of Broward, State of Florida, in consideration of the sum of (\$12,542.00) Twelve Thousand, Five Hundred and Two (00/100) Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

OCEAN PARK 5-6 LOT 4 BLK 4

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

Witness

[Signature]
[Signature]
State of Florida



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

Broward County, Florida

County of Broward

On this 27th day of FEBRUARY, 2007, before me Cindy Stevens, personally appeared Jan Leland Clerk of Circuit Court or County Comptroller Deputy County Administrator in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

CINDY STEVENS
[Signature]



Cindy Stevens
Commission # DD244845
Expires Aug. 25, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

(3)

Board of County Commissioners, Broward County, Florida
 Finance and Administrative Services Department
REVENUE COLLECTION DIVISION
NOTICE OF APPLICATION FOR TAX DEED NO. 23773

NOTICE is hereby given that MTAG CUST CARLYLE
 the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number
 and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Certificate No. 7885

Year of Issuance 05/30/03

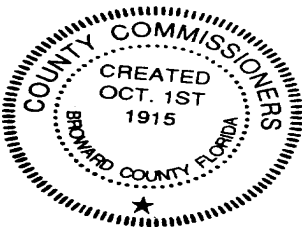
Description of Property: PROP ID # 1221 07 036

OCEAN PARK 5-6 B LOT 4 BLK 4

Name in which assessed: ROSALER, JOSEPH TR

Legal Titleholder: JOSEPH ROSALER, TRUSTEE

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 27TH day of February 2007 at
 The Governmental Center, 115 S. Andrews Avenue, Room 302, Fort Lauderdale, Florida at 10:00 A.M.
 Dated this 25th day January 2007



Pamela D. Brangaccio
 County Administrator
 REVENUE COLLECTION DIVISION

By: _____

Deputy
 Jan Leland

Publish: DAILY BUSINESS REVIEW
 Issues: 1/25, 2/1, 2/8, 2/15, 2007

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

CERTIFICATE OF MAILING NOTICES

Tax Deed No. 23773

STATE OF FLORIDA

SS.

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 23rd day of January, 2007, 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:

**JOSEPH ROSALER, TRUSTEE
18760 LONG LAKE DRIVE
BOCA RATON, FL 33496**

**JOSEPH H. ROSALER
3003 YAMATO ROAD
BOCA RATON, FL 33434**

**CITY OF HALLANDALE
ATTN: ANN HARPER – CITY CLERK
CITY HALL
400 SOUTH FEDERAL HWY
HALLANDALE, FL 33009**

**TOWN & COUNTRY TITLE GUARANTY & ESCROW
ATTN: PAUL GUITARD
3200 UNIVERSITY DRIVE, SUITE 209
CORAL SPRINGS, FL 33065**

**NARC PROPERTIES, INC
1925 PEMBROKE ROAD
HOLLYWOOD, FL 33020**

**NARC PROPERTIES, INC
2500 HOLLYWOOD BLVD., SUITE 212
HOLLYWOOD, FL 33020**

**JOSEPH P. KLAPHOLZ, ESQ.,
2500 HOLLYWOOD BLVD., SUITE 212
HOLLYWOOD, FL 33020**

**CITY OF HALLANDALE BEACH
703 NW 2ND AVENUE
HALLANDALE BEACH, FL 33009**

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

(INTER-OFFICE)

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

(INTER-OFFICE)

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

(INTER-OFFICE)

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

(INTER-OFFICE)

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

(INTER-OFFICE)

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 23rd day of January, 2007, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

**Pamela D. Brangaccio
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Revenue Collection Division**

By

Deputy

Jan Leland

11/20/2006 19:30 FAX 9549893045

Print

This Document Prepared By & Return to: L. DeCoste-A

Statewide Title Corporation
4601 Sheridan Street, Suite 500
Hollywood, FL 33021

Parcel ID Number: 11221-07-03600

Warranty Deed

This Indenture, Made this 21 day of November, 2006 A.D., Between
JOSEPH ROSALER, a married man, individually and as Trustee

of the County of Palm Beach, State of Florida, grantor, and
AHMADIYYA MOVEMENT IN ISLAM, INC., a not for profit corporation

whose address is 208 N.W. 7 Court, Hallandale Beach, FL 33009

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

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

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

Lot 4, Block 4, OCEAN PARK, according to the Plat thereof, as
recorded in Plat Book 5, Page 6, of the Public Records of Broward
County, Florida.

Subject to: (1) Taxes for year of closing and subsequent years; (2) zoning
and/or restrictions and prohibitions imposed by governmental authority; (3)
restrictions and other matters appearing on the plat and/or common to the
subdivision without serving to reimpose same;

The above described real property does not constitute the homestead nor the
primary physical residence of the grantor nor of any member of his immediate
family nor is the subject property contiguous to grantor's and his immediate
family's primary physical residence.

Grantor resides at: 18760 Long Lake Drive, Boca Raton, FL 33496.

This deed constitutes a gift of unencumbered property and minimum
documentary stamps are paid.

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

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

Signed, sealed and delivered in our presence:

Eugene Forster
Printed Name: Eugene Forster
Witness

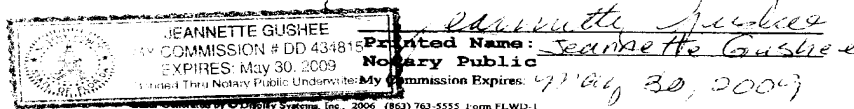
Michael Bolow
Printed Name: Michael Bolow
Witness

Joseph Rosaler (Seal)
JOSEPH ROSALER, individually and
Trustee
P.O. Address: 18760 Long Lake Drive, Boca Raton, FL 33496

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21 day of November, 2006 by
JOSEPH ROSALER, a married man, individually and as Trustee

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



RAJA6211

PAGE 01

MARLIN

9544425355

11/01/2006 18:46

NOTE: Either part or all of this document submitted for recording is not clear and/or legible at time of recording for imaging purposes

INSTR # 100249748
OR BK 30469 PG 1660
RECORDED 05/03/2000 10:06 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 1, 113.00
DEPUTY CLERK 2000

THIS INSTRUMENT PREPARED BY:

EDWARD PAUL KREILING, ESQ.

Rosen & Kreiling, P.A.
2500 Weston Road, Suite 220
Weston, Florida 33331

FOLIO: 1221-17-9289, 1221-07-0360,
1221-17-0290, 1221-17-0310

WARRANTY DEED

(Ind. - Ind)

(Statutory Form-Section 689.02 F.S.)

This Indenture, made this 21st day of March, 2000, between

CEDRIC L. MITCHELL, SR., a married man

whose post office address is 2526 Thomas Ave., Hollywood, FL 33021, hereinafter called the Grantor*, and

WILLIAM DANIELS, a married man

whose post office address is 540 N.W. 4th Ave., Apt. 3215, Ft. Lauderdale, FL 33311, hereinafter called the Grantee*.

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

See Legal Description marked Exhibit "A" attached hereto and made a part hereof.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the year 2000 and subsequent years.

GRANTOR HEREIN WARRANTS THAT THE SUBJECT PROPERTY DOES NOT CONSTITUTE HIS HOMESTEAD AS HE INFACT RESIDES AT: 2526 Thomas Avenue, Hollywood, FL, 33021.

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

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

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.


Signature of Witness

DANIEL B. OTT
Printed name of Witness


Signature of Witness

KONSTANTIN MORIK
Printed name of Witness

State of **FLORIDA**
County of **BROWARD**

I certify that on this 24 day of **MARCH**, 2000 personally appeared **CEDRIC L. MITCHELL, SR.**, a married man, who is personally known to me or who produced [redacted] identification.

My commission expires: 7-18-2002


Notary Public



EXHIBIT "A"

Lot 4, Block 4, OCEAN PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 6, of the Public Records of Broward County, Florida.

Lots 6 and 7, Block 3, of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17, of the Public Records of Broward County, Florida.

The South 90 feet of Lots 8 and 9, of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17, of the Public Records of Broward County, Florida.

LESS: The South 45 feet of Lot 7 and West 18.50 feet of the South 45 feet of Lot 8, together with an appurtenant easement for ingress and egress over and across the East 5 feet of the West 23.50 feet of the South 45 feet of Lot 8, in Block 3, of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17, of the Public Records of Broward County, Florida.



INSTR # 100249752
OR BK 30469 PG 1670
RECORDED 05/03/2000 10:06 AM
COMMISSION
BAYARD COUNTY
DEPUTY CLERK 2000

DOCUMENT COVER PAGE

DOCUMENT TITLE: **ORDER AUTHORIZING GUARDIAN TO SELL
REAL PROPERTY**

RETURN RECORDED DOCUMENT TO:
ROSEN & KREILING, P.A.
2500 Weston Road, Suite 220
Weston, FL 33331

2

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

PROBATE DIVISION

IN RE: GUARDIANSHIP OF

File No.: 98-2412

VIRDRETHA EATON

DIVISION: GROSSMAN

An Incapacitated Person

ORDER AUTHORIZING GUARDIAN TO ~~ABANDON~~ REAL PROPERTY

THIS CAUSE came before the Court on the ^{OR ATENUS} Petition of **SOUTH FLORIDA GUARDIANSHIP PROGRAM, INC.** the duly appointed and acting plenary guardian of the person and property of **VIRDRETHA T. EATON** for authorization pursuant to Section 744.441(7) Florida Statutes 1999 to ~~abandon~~ the Ward's interest in certain real property and the Court having examined the pleadings, taken testimony of the guardian, the Court finding that the material allegations of the petition to be true and correct and the Court being fully advised in the premises it is thereupon

*and having heard from
Counsel for Helen Sines*

ORDERED AND ADJUDGED that;

1. **SOUTH FLORIDA GUARDIANSHIP PROGRAM, INC.**, as plenary guardian of the plenary guardian of the person and property of **VIRDRETHA T. EATON** is hereby authorized to ~~abandon~~ ^{SELL} any interest the Ward may have in real property described as follows:

Parcel 1: Lots 11 and 12, Block 3 of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17 of ~~the~~ Public Records of Broward County, Florida.

Parcel 2: Lots 6 and 7, Block 3, of PEMBALE, according to the Plat thereof, as recorded in Plat Book 18, page 17, of the Public Records of Broward County, Florida.

Parcel 3: The South 90 feet of Lots 8 and 9, Block 3, of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17, of the Public Records of Broward County, Florida.

Less: The South 45 feet of Lot 7 and the West 18.50 feet of the South 45 feet of Lot 8, together with an appurtenant easement for ingress and egress over and across the East 5 feet of the West 23.50 feet of the South 45 feet of said Lot 8, in Block 3, of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17, of the Public Records of Broward County, Florida.

*Lot 4 Block 4 Ocean Park Books 5 Pages
Public Records of Broward County, Florida.*

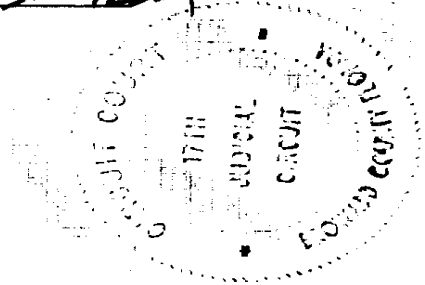
2. This Court is aware that Cedric Mitchell may have a fifty (50%) percent interest in the aforementioned real property. ~~In the event that Cedric Mitchell redeems the mortgages secured by the real property or in any way benefits from the future sale(s) of the real property,~~ As Such, the Ward shall be entitled to fifty (50%) percent of the proceeds from same.

3. The guardian is hereby authorized to execute any documents necessary to ~~abandon~~ ^{sell} the Ward's interest in said properties ~~and is authorized to take no further action in connection with these properties.~~ at a purchase price and terms set forth in the contracts dated 2/17/00 submitted to this court. ~~do~~

DONE AND ORDERED in chambers at Fort Lauderdale, Broward County, Florida on February 17, 2000.

McGowan
Circuit Judge

Copies Furnished to:
Robert M. Trinkler, Esq.
Kathleen Phillips, Pres. SFGP, Inc.
Costell Walton, Jr., Esquire
Cedric L. Mitchell, Sr.
Robert Taft, Court Monitor



STATE OF FLORIDA
BROWARD COUNTY
I DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Circuit Court Clerk of Broward County, Florida, and that same is in full force and effect.
WITNESS my hand and Official Seal at Fort Lauderdale, Florida, this the 17 day of Feb A.D. 20 00.

Robert E. Lockwood, Clerk

Elinor Bell Parrell
Deputy Clerk

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

PROBATE DIVISION

IN RE: GUARDIANSHIP OF

VIRDRETHA EATON

An Incapacitated Person

File No.: 98-2412

DIVISION: GROSSMAN

00 FEB 17 PM 12:47

PROBATE

ORDER AUTHORIZING GUARDIAN TO ~~ABANDON~~ REAL PROPERTY

THIS CAUSE came before the Court on the ^{ORATENUS} Petition of SOUTH FLORIDA GUARDIANSHIP PROGRAM, INC. the duly appointed and acting plenary guardian of the person and property of VIRDRETHA T. EATON for authorization pursuant to Section 744.441(7) Florida Statutes 1999 to ~~abandon~~ the Ward's interest in certain real property and the Court having examined the pleadings, taken testimony of the guardian, the Court finding that the material allegations of the petition to be true and correct and the Court being fully advised in the premises it is thereupon

and having heard from Counsel for Helen Jones

ORDERED AND ADJUDGED that;

1. SOUTH FLORIDA GUARDIANSHIP PROGRAM, INC., as plenary guardian of the plenary guardian of the person and property of VIRDRETHA T. EATON is hereby authorized to ~~abandon~~ any interest the Ward may have in real property described as follows:

Parcel 1: Lots 11 and 12, Block 3 of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17 of the Public Records of Broward County, Florida.

Parcel 2: Lots 6 and 7, Block 3, of PEMBALE, according to the Plat thereof, as recorded in Plat Book 18, page 17, of the Public Records of Broward County, Florida.

Parcel 3: The South 90 feet of Lots 8 and 9, Block 3, of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17, of the Public Records of Broward County, Florida.

Less: The South 45 feet of Lot 7 and the West 18.50 feet of the South 45 feet of Lot 8, together with an appurtenant easement for ingress and egress over and across the East 5 feet of the West 23.50 feet of the South 45 feet of said Lot 8, in Block 3, of PEMDALE, according to the Plat thereof, as recorded in Plat Book 18, Page 17, of the Public Records of Broward County, Florida.

*Lot 4 Block 4 Ocean Park Books 5 Page 6
Public Records of Broward County, Florida.*

INSTR # 100110479
OR BK 30289 PG 0127
RECORDED 02/28/2000 03:12 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1000

(2)

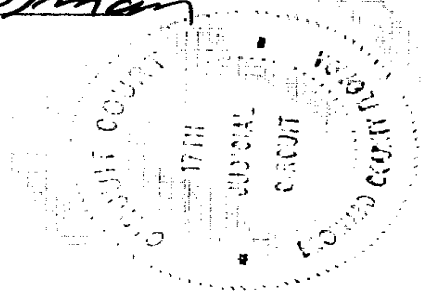
2. This Court is aware that Cedric Mitchell may have a fifty (50%) percent interest in the aforementioned real property. ~~In the event that Cedric Mitchell redeems the mortgages secured by the real property or in any way benefits from the future sale(s) of the real property,~~ ^{As Such} the Ward shall be entitled to fifty (50%) percent of the proceeds from same.

3. The guardian is hereby authorized to execute any documents necessary to ~~abandon~~ ^{sell} the Ward's interest in said properties ~~and is authorized to take no further action in connection with these properties.~~ ^{at a purchase price and terms set forth in the contracts dated 2/17/00 submitted to this court.}

DONE AND ORDERED in chambers at Fort Lauderdale, Broward County, Florida
on February 17, 2000.

Mel Goodman
Circuit Judge

Copies Furnished to:
Robert M. Trinkler, Esq.
Kathleen Phillips, Pres. SFGP, Inc.
Costell Walton, Jr., Esquire
Cedric L. Mitchell, Sr.
Robert Taft, Court Monitor



97-306873 T#003
06-14-97 06:17AM

\$ 0.70
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, Executed this 13th day of May ~~April~~, 1997.

BY VIRDRETHA T. EATON ~~/s/~~ a VIRDRETHA T. REYNOLDS, a single woman, first party, to

VIRDRETHA T. EATON, a single woman, and CEDRIC L. MITCHELL, SR., a single man, as joint tenants with rights of survivorship, 2430 NW 28 Terrace Fr. Lauderdale, FL 33311,

second party.

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

WITNESSETH, That the said first party, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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:

Lot 4, Block 4, of OCEAN PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 6 of the Public Records of Broward County, Florida.

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 behalf of the said second party forever.

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

Sign, sealed and delivered
in the presence of:

Witness

Printed Name

Witness

Printed Name

VIRDRETHA T. EATON

517 NW 2 AVE.

HALLANDALE, FL 33009

Address

BK26569PG0067

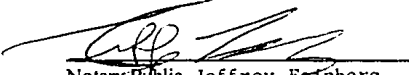
↓

424

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by VIRDRETHA T. EATON, who is personally known to me or who has produced Sworn statement of identity as identification and who did take an oath.

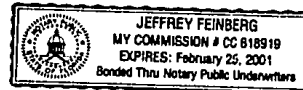
WITNESS my hand and seal in the County and State last aforesaid this 13th day of May, 1997.


Notary Public Jeffrey Feinberg

My Commission Expires:

Folio No.: 11221-07-03600

Record and Return To:
INSTRUMENT PREPARED BY:
Jeffrey Feinberg, Esquire
Feinberg & Maidenbaum
4000 Hollywood Blvd., Suite 350-N
Hollywood, Florida 33021



7
**AT THE REQUEST OF THE PARTIES, THIS QUIT CLAIM DEED HAS BEEN PREPARED
WITHOUT THE BENEFIT OF A TITLE SEARCH.**

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

BK26569PG0068

7

17TH JUDICIAL CIRCUIT IN AND FOR BROWARD COUNTY FLORIDA PG 1 OF 2
CLOCK IN

DIVISION: ORDER DETERMINING LIMITED INCAPACITY
MENTAL
HEALTH

98 JUN -9 PM 3:55

RECEIVED
17TH JUDICIAL CIRCUIT COUNTY COURT
BROWARD COUNTY FL

IN RE: VIRDRETHA EATON

CASE ID: MH-C-98-0000379

JUDGE: MEL GROSSMAN

=====

T H I S C A U S E HAVING COME ON FOR HEARING BEFORE THE COURT ON THE PETITION TO DETERMINE INCAPACITY FILED HEREIN WITH RESPECT TO VIRDRETHA EATON (THE WARD), THE COURT HAVING TAKEN TESTIMONY, HAVING CONSIDERED THE REPORT OF THE EXAMINING COMMITTEE, HAVING CONSIDERED ALL ALTERNATIVES TO GUARDIANSHIP, AND BEING FULLY ADVISED IN THE PREMISES, FINDS, BASED ON THE CLEAR AND CONVINCING EVIDENCE PRESENTED, AS FOLLOWS:

1. THE WARD SUFFERS FROM THE FOLLOWING PHYSICAL AND/OR MENTAL INCAPACITY: SEE REPORTS OF THE EXAMINING COMMITTEE

2. BASED UPON SUCH INCAPACITY, THE WARD LACKS THE CAPACITY TO PERFORM OR MANAGE THE FOLLOWING PERSONAL AND FINANCIAL REQUIREMENTS FOR THE WARD'S HEALTH, SAFETY AND WELFARE: TO HAVE A DRIVER'S LICENSE, CONTRACT, SUE AND DEFEND LAWSUITS, APPLY FOR GOVERNMENT BENEFITS AND TO MANAGE PROPERTY, MAKE A GIFT OR DISPOSE OF PROPERTY.

3. AFTER CONSIDERATION OF REASONABLE ALTERNATIVES TO GUARDIANSHIP, THE COURT FINDS THAT NO ALTERNATIVE WILL SUFFICIENTLY ADDRESS THE PROBLEMS AND NEEDS OF THE WARD.

4. IT IS IN THE BEST INTERESTS OF THE WARD THAT A PLENARY GUARDIAN OF THE PROPERTY OF THE WARD BE APPOINTED; ACCORDINGLY IT IS

A D J U D G E D THAT THE WARD IS HEREBY DETERMINED TO BE INCAPACITATED AND IN NEED OF THE APPOINTMENT OF A PLENARY GUARDIAN OF THE PROPERTY ONLY.

A D J U D G E D F U R T H E R THAT THE WARD SHALL RETAIN THOSE RIGHTS SET FORTH IN SECTION 744.3215 (1) OF THE FLORIDA STATUTES, AND THE RIGHT TO MAKE DECISIONS IN ALL MATTERS COMMENSURATE WITH THE WARD'S ABILITY TO DO SO, INCLUDING, SPECIFICALLY, THE FOLLOWING RIGHTS: TO MARRY, TRAVEL, VOTE, SEEK OR RETAIN EMPLOYMENT, DETERMINE RESIDENCE, CONSENT TO MEDICAL TREATMENT AND TO MAKE DECISIONS ABOUT HER SOCIAL ENVIRONMENT OR OTHER SOCIAL ASPECTS OF LIFE.

BK28397P60129

(2)

IN RE: VIRDRETHA EATON

CASE ID: MH-C-98-0000379

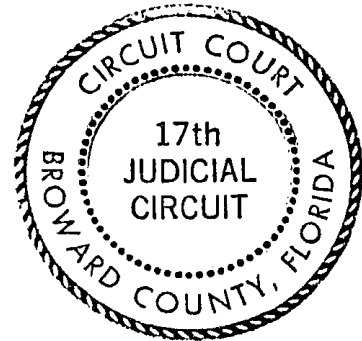
A D J U D G E D F U R T H E R THAT THE WARD IS NOT CAPABLE OF EXERCISING THE FOLLOWING RIGHTS, WHICH SHALL HENCEFORTH BE THE DUTY AND AUTHORITY OF THE APPOINTED LIMITED GUARDIAN: TO CONTRACT, SUE AND DEFEND LAWSUITS, APPLY FOR GOVERNMENT BENEFITS AND TO MANAGE PROPERTY, MAKE A GIFT OR DISPOSE OF PROPERTY.

A D J U D G E D F U R T H E R THAT A CERTIFIED COPY OF THIS ORDER SHALL BE SERVED UPON THE WARD BY THE CLERK OF THIS COURT, OR BY AN AGENT SELECTED BY THE CLERK, AND A CERTIFICATE ATTESTING TO SUCH SERVICE PROMPTLY FILED IN THIS PROCEEDING.

O R D E R E D THIS *5th* DAY OF *June* .. 19. *98* ..

.....
CIRCUIT COURT JUDGE

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



BK 28397PG0130

COPIES TO: WARD
GUARDIAN
GUARDIAN'S ATTORNEY

21

98-357011 T#021
06-17-98 08:24AM

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

PROBATE DIVISION

IN RE: GUARDIANSHIP OF

VIRDRETHA EATON

An Incapacitated Person

File No.: **98-2412**

DIVISION: **GROSSMAN**

FILED
CLERK OF COURT
BROWARD COUNTY, FL.

98 JUN -9 PM 3:56

LETTERS OF PLENARY GUARDIANSHIP OF THE PROPERTY

TO WHOM IT MAY CONCERN:

WHEREAS, **SOUTH FLORIDA GUARDIANSHIP PROGRAM, INC.** has been appointed guardian of the property in the plenary guardianship of **VIRDRETHA EATON**, the Ward, and has taken the prescribed oath and performed all other acts prerequisite to issuance of Letters of Plenary Guardianship of the Property of the Ward,

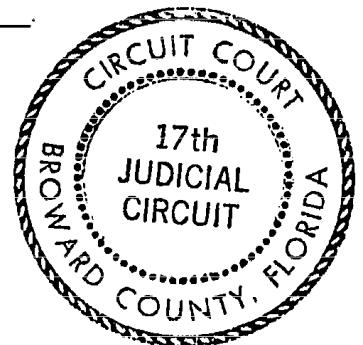
NOW THEREFORE, I, the undersigned judge of the above entitled court, declare **SOUTH FLORIDA GUARDIANSHIP PROGRAM, INC.** duly qualified under the laws of the State of Florida to act as plenary guardian of the person and property of **VIRDRETHA EATON** with full power to have the care, custody and control of the Ward, to exercise all delegable legal rights and powers of the Ward, to administer the property of the Ward according to law, and to take possession of and to hold, for the benefit of said Ward, all the property of the Ward, and all of the rents, income, issues, and profits from it.

ORDERED ON

June 8, 1998

**SURETY BOND IN THE AMOUNT
OF LIQUID ASSETS SHALL BE
FILED WITH INVENTORY.**

CIRCUIT JUDGE



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

BK28406PC0472

9

1

Upon entry to a safe deposit box, an inventory of the contents must be made in the presence of a bank officer, witnessed, and filed with the court.

bc



17TH JUDICIAL CIRCUIT IN AND FOR BROWARD COUNTY FLORIDA

INSTR # 99355802

DIVISION:
MENTAL
HEALTH

ORDER DETERMINING TOTAL INCAPACITY

OR BK 29589 PG 1952

RECORDED 06/24/99 10:27 AM

COMMISSION

BROWARD COUNTY

DEPUTY CLERK 1935

IN RE: VIRDTRETHA EATON

CASE ID: MH-C-98-0060379

JUDGE: MEL GROSSMAN

ON THE PETITION TO DETERMINE INCAPACITY FILED HEREIN WITH RESPECT TO VIRDTRETHA EATON (THE WARD), THE COURT HAVING TAKEN TESTIMONY, HAVING CONSIDERED THE REPORT OF THE EXAMINING COMMITTEE HAVING CONSIDERED ALL ALTERNATIVES TO GUARDIANSHIP AND BEING FULLY ADVISED IN THE PREMISES, FINDS, BASED ON THE CLEAR AND CONVINCING EVIDENCE PRESENTED, AS FOLLOWS:

1. THE NATURE AND SCOPE OF THE WARD'S INCAPACITIES ARE:
SEE REPORTS OF THE EXAMINING COMMITTEE

2. THE FOLLOWING FACTS DEMONSTRATE THAT THE WARD IS TOTALLY WITHOUT CAPACITY TO CARE FOR THE WARD'S PERSON OR ESTATE:
SEE REPORTS OF THE EXAMINING COMMITTEE

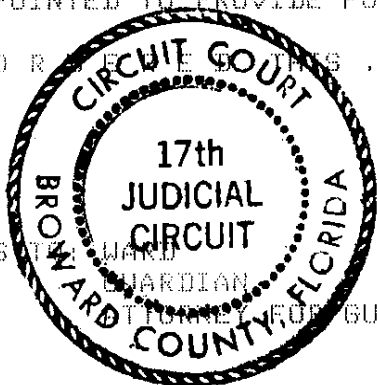
3. THE WARD TOTALLY LACKS CAPACITY TO MAKE INFORMED DECISIONS ABOUT CARE AND TREATMENT SERVICES OR TO MEET THE ESSENTIAL REQUIREMENTS FOR THE WARD'S PHYSICAL OR MENTAL HEALTH OR SAFETY; IS SUBJECT TO TOTAL LEGAL DISABILITY; IS INCAPABLE OF EXERCISING ANY RIGHTS; AND A GUARDIAN MUST EXERCISE ALL DELEGABLE RIGHTS OF THE WARD AND HAVE FULL POWERS AND DUTIES WITH RESPECT TO THE WARD AND THE WARD'S PROPERTY AND ESTATE.

4. AFTER CONSIDERATION OF REASONABLE ALTERNATIVES TO GUARDIANSHIP, THE COURT FINDS THAT NO ALTERNATIVE WILL SUFFICIENTLY ADDRESS THE PROBLEMS AND NEEDS OF THE WARD.

5. OTHER THAN THOSE RIGHTS SET FORTH IN SUBSECTION 744.3215(1), FLORIDA STATUTES, WHICH ARE EXPRESSLY RESERVED TO THE WARD, THE WARD IS NOT CAPABLE OF EXERCISING ANY OTHER RIGHTS AND ALL DELEGABLE RIGHTS OF THE WARD SHOULD BE DELEGATED TO A PLENARY GUARDIAN. ACCORDINGLY, IT IS HEREBY

A D J U D G E D THAT VIRDTRETHA EATON IS HEREBY DETERMINED TO BE TOTALLY INCAPACITATED AND A PLENARY GUARDIAN SHALL BE APPOINTED TO PROVIDE FOR THE WELFARE AND SAFETY OF THE WARD.

O R D E R E D THIS 7th DAY OF June, 1999



COPIES: 1 TO WARD
1 TO GUARDIAN
1 TO ATTORNEY FOR GUARDIAN

[Signature]
CIRCUIT COURT JUDGE
MEL GROSSMAN

MENTAL HEALTH
99 JUN -7 PM 3:12

6c



INSTR # 99375395
OR BK 29616 PG 0768
RECORDED 07/01/99 11:37 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1989

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

PROBATE DIVISION

IN RE: GUARDIANSHIP OF

VIRDRETHA EATON

An Incapacitated Person

File No.: 98-2412

DIVISION: GROSSMAN

99 JUN -7 PM 3:12

RECEIVED

AMENDED

LETTERS OF PLENARY GUARDIANSHIP OF THE PERSON AND PROPERTY

TO WHOM IT MAY CONCERN:

WHEREAS, SOUTH FLORIDA GUARDIANSHIP PROGRAM, INC. has been appointed guardian of the person and property in the plenary guardianship of **VIRDRETHA EATON**, the Ward, and has taken the prescribed oath and performed all other acts prerequisite to issuance of Letters of Plenary Guardianship of the Person and Property of the Ward,

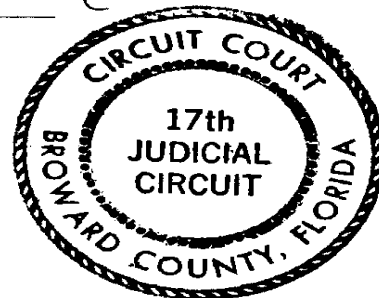
NOW THEREFORE, I, the undersigned judge of the above entitled court, declare **SOUTH FLORIDA GUARDIANSHIP PROGRAM, INC.** duly qualified under the laws of the State of Florida to act as plenary guardian of the person and property of **VIRDRETHA EATON** with full power to have the care, custody and control of the Ward, to exercise all delegable legal rights and powers of the Ward, to administer the property of the Ward according to law, and to take possession of and to hold, for the benefit of said Ward, all the property of the Ward, and all of the rents, income, issues, and profits from it.

The Guardian shall not exercise any authority over any health care surrogate appointed by any valid advanced directive executed by the Ward pursuant to Chapter 765, Florida Statutes, until further order of this Court.

ORDERED ON

June 7, 1999
[Signature]
CIRCUIT JUDGE

MEL GROSSMAN



Upon entry to a safe deposit box, an inventory of the contents must be made in the presence of a bank officer, witnessed, and filed with the court.

①

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

DATE: September 3rd, 2019
PROPERTY ID # 514221-07-0360 (TD # 43148)

WARNING

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

SAUTERNES V LLC 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 2 AVENUE, HALLANDALE BEACH FL 33009 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 September 30, 2019\$9,337.12
- Or
- * Estimated Amount due if paid by October 15, 2019\$9,462.71

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-07-0360 (TD # 43148)

WARNING

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

SAUTERNES V LLC 1 LLC
DEPT 5193 P.O. BOX 2153
BIRMINGHAM, AL 35287-5193

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 2 AVENUE, HALLANDALE BEACH FL 33009 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 September 30, 2019\$9,337.12

Or

* Estimated Amount due if paid by October 15, 2019\$9,462.71

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-07-0360 (TD # 43148)

WARNING

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

CITY OF FORT LAUDERDALE
700 NW 19 AV
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 2 AVENUE, HALLANDALE BEACH FL 33009 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 September 30, 2019\$9,337.12

Or

* Estimated Amount due if paid by October 15, 2019\$9,462.71

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-07-0360 (TD # 43148)

WARNING

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

CITY OF FORT LAUDERDALE CODE ENFORCEMENT
700 N.W. 19TH AVENUE
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 2 AVENUE, HALLANDALE BEACH FL 33009 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 September 30, 2019\$9,337.12

Or

* Estimated Amount due if paid by October 15, 2019\$9,462.71

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-07-0360 (TD # 43148)

WARNING

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

CITY OF HALLANDALE BEACH CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 2 AVENUE, HALLANDALE BEACH FL 33009 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 September 30, 2019\$9,337.12

Or

* Estimated Amount due if paid by October 15, 2019\$9,462.71

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-07-0360 (TD # 43148)

WARNING

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

CITY OF WESTON CODE ENFORCEMENT OFFICE OF THE SPECIAL MAGISTRATE
17200 ROYAL PALM BOULEVARD
WESTON, FL 33326

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 2 AVENUE, HALLANDALE BEACH FL 33009 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 September 30, 2019\$9,337.12

Or

* Estimated Amount due if paid by October 15, 2019\$9,462.71

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

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

DATE: September 3rd, 2019
PROPERTY ID # 514221-07-0360 (TD # 43148)

WARNING

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

JONATHAN R POLITANO, REGISTERED AGENT O/B/O SAUTERNES V LLC
18305 BISCAYNE BLVD SUITE 400
AVENTURA, FL 33160

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 2 AVENUE, HALLANDALE BEACH FL 33009 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 September 30, 2019\$9,337.12
Or
* Estimated Amount due if paid by October 15, 2019\$9,462.71

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-07-0360 (TD # 43148)

WARNING

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

*SMITH, PAUL L
208 & 209 NW 7 ST 1-2
HALLANDALE, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 2 AVENUE, HALLANDALE BEACH FL 33009 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 September 30, 2019\$9,337.12

Or

* Estimated Amount due if paid by October 15, 2019\$9,462.71

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-07-0360 (TD # 43148)

WARNING

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

CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 2 AVENUE, HALLANDALE BEACH FL 33009 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 September 30, 2019\$9,337.12
Or
- * Estimated Amount due if paid by October 15, 2019\$9,462.71

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

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

DATE: September 3rd, 2019
PROPERTY ID # 514221-07-0360 (TD # 43148)

WARNING

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

CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 2 AVENUE, HALLANDALE BEACH FL 33009 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.



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

- * Estimated Amount due if paid by September 30, 2019\$9,337.12
- Or
- * Estimated Amount due if paid by October 15, 2019\$9,462.71

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

7019 0700 0000 6275 5245

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total

\$

Sent to

Street

City, State

TD 43148 OCTOBER 2019 WARNING
SAUTERNES V LLC 1 LLC
DEPT 5193 P.O. BOX 2153
BIRMINGHAM, AL 35287-5193

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

See Reverse for Instructions

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total F

\$

Sent To

Street

City, St.

TD 43148 OCTOBER 2019 WARNING
CITY OF FORT LAUDERDALE
700 NW 19 AV
FORT LAUDERDALE, FL 3331

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

See Reverse for Instructions

7019 0700 0000 6275 5252

7019 0700 0000 6275 5269

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Pos

\$

Sent To

Street and

City, State,

TD 43148 OCTOBER 2019 WARNING
CITY OF FORT LAUDERDALE
CODE ENFORCEMENT
700 N.W. 19TH AVENUE
FORT LAUDERDALE, FL 33311

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

See Reverse for Instructions

7019 0700 0000 6275 5276

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

For delivery information, visit our website at www.usps.com[™].

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Price

\$

Sent To

Street Address

City, State

TD 43148 OCTOBER 2019 WARNING

CITY OF HALLANDALE BEACH

CITY CLERK'S OFFICE

400 S. FEDERAL HIGHWAY

HALLANDALE BEACH, FL 33009

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

See Reverse for Instructions

7019 0700 0000 6275 5283

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total P

\$

Sent To

Street a

City, St

TD 43148 OCTOBER 2019 WARNING
CITY OF WESTON CODE ENFORCEMENT
OFFICE OF THE SPECIAL MAGISTRATE
17200 ROYAL PALM BOULEVARD
WESTON, FL 33326

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

See Reverse for Instructions

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total

\$

Sent To

Street

City, Sta

TD 43148 OCTOBER 2019 WARNING
O/B/O SAUTERNES V LLC
18305 BISCAYNE BLVD SUITE 400
AVENTURA, FL 33160

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

See Reverse for Instructions

7019 0700 0000 6275 5290

7019 0700 0000 6275 5306

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
Here

Postage

\$

Total

\$

Sent 1

Street

City, St.

TD 43148 OCTOBER 2019 WARNING
*SMITH, PAUL L
208 & 209 NW 7 ST 1-2
HALLANDALE, FL 33009

7019 0700 0000 6275 5313

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.comTM.

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State

TD 43148 OCTOBER 2019 WARNING
CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009

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

See Reverse for Instructions

7019 0700 0000 6275 5320

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Po

\$

Sent To

Street a

City, Sta

TD 43148 OCTOBER 2019 WARNING

CITY OF HALLANDALE BEACH

ATTN CRA DEPT

400 S FEDERAL HWY

HALLANDALE BEACH, FL 33009

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

See Reverse for Instructions

7019 0700 0000 6275 6136

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Po:

\$

Sent To

Street or

City, Sta

TD 43148 OCTOBER 2019 WARNING

SAUTERNES V LLC 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

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

See Reverse for Instructions