



**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: 05/30/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/29/2019

CERTIFICATE # 2012-4148

ACCOUNT # 484236030410

ALTERNATE KEY # 220825

TAX DEED APPLICATION # 43154

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:

The South half of Lot 18, Block 3, of OCEAN WAY PARK according to the Plat recorded in Plat Book 5 at Page 21 of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: NE 14 AVENUE, POMPADNO BEACH FL 33060

OWNER OF RECORD ON CURRENT TAX ROLL:

DENTON II LLC

18305 BISCAYNE BLVD #400

AVENTURA, FL 33160 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

DENTON II LLC

OR: 47748, Page: 583

PO BOX 100736

ATLANTA, GA 30384-9584 (Per Tax Deed)

JONATHAN R POLITANO, REGISTERED AGENT

O/B/O DENTON II LLC

18305 BISCAYNE BLVD SUITE 400

AVENTURA, FL 33160 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FRANCES LLOYD

19121 FOX LANDING DRIVE

BOCA RATON, FL 33434 (Tax Deed Applicant)

CITY OF POMPADNO BEACH

(Per Resolutions. No addresses found on documents.)

OR: 29650, Page: 450

Instrument: 115779235

CITY OF POMPANO BEACH
OFFICE OF THE SPECIAL MASTER
100 W. ATLANTIC BOULEVARD
POMPANO BEACH, FL (Per Lien. No ZIP code included in address.)

OR: 31372, Page: 1399

CITY OF POMPANO BEACH
OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE #420
POMPANO BEACH, FL 33060 (Per Lien)

OR: 40425, Page: 1507

CITY OF PLANTATION
SPECIAL MAGISTRATE
400 NW 73RD AVENUE
PLANTATION, FL 33317 (Per Liens)

OR: 50306, Page: 1709
Instrument: 113865683

CITY OF PLANTATION
CODE ENFORCEMENT OFFICE
451 NW 70TH TERRACE
PLANTATION, FL 33317 (Per Liens in 50306-1709 and 113865683.)

CITY OF PLANTATION
CITY CLERK'S OFFICE
400 NW 73RD AVENUE
PLANTATION, FL 33317 (Per Lien in 50306-1709)

CITY OF POMPANO BEACH
OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE 307
POMPANO BEACH, FL 33060 (Per Lien)

Instrument: 115487822

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4842 36 03 0410

CURRENT ASSESSED VALUE: \$14,220

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 15250, Page: 502

Tax Deed

OR: 36879, Page: 405

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.

Suzette Servas

Title Examiner



| | | | |
|-------------------------------|--|----------------|-----------------|
| Site Address | NE 14 AVENUE, POMPANO BEACH FL 33060 | ID # | 4842 36 03 0410 |
| Property Owner | DENTON II LLC | Millage | 1511 |
| Mailing Address | 18305 BISCAYNE BLVD #400 AVENTURA FL 33160 | Use | 00 |
| Abbr Legal Description | OCEAN WAY PARK 5-21 B LOT 18 S1/2 BLK 3 | | |

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 | \$14,220 | | \$14,220 | \$14,220 | |
| 2017 | \$14,220 | | \$14,220 | \$14,220 | \$282.40 |
| 2016 | \$14,220 | | \$14,220 | \$14,220 | \$287.00 |

| 2018 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$14,220 | \$14,220 | \$14,220 | \$14,220 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$14,220 | \$14,220 | \$14,220 | \$14,220 |
| 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 | \$14,220 | \$14,220 | \$14,220 | \$14,220 |

| Sales History | | | | Land Calculations | | |
|---------------|-------|----------|------------------|-------------------|--------|------|
| Date | Type | Price | Book/Page or CIN | Price | Factor | Type |
| 1/26/2011 | TXD-D | \$5,400 | 47748 / 583 | \$4.00 | 3,555 | SF |
| 2/5/2004 | TXD | \$14,400 | 36879 / 405 | | | |
| 3/1/1988 | WD | \$7,000 | 15250 / 502 | | | |
| 6/1/1972 | WD | \$5,000 | | | | |
| | | | | | | |
| | | | | Adj. Bldg. S.F. | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 15 | | | | | | | | |
| L | | | | | | | | |
| 1 | | | | | | | | |

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43154

STATE OF FLORIDA
COUNTY OF BROWARD

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

| | | | |
|---|--|---|--|
| DENTON II LLC PO BOX 100736 ATLANTA, GA 30384-9584 | CITY OF PLANTATION CITY CLERK'S OFFICE 400 NW 73RD AVENUE PLANTATION, FL 33317 | CITY OF PLANTATION CODE ENFORCEMENT OFFICE 451 NW 70TH TERRACE PLANTATION, FL 33317 | CITY OF PLANTATION SPECIAL MAGISTRATE 400 NW 73RD AVENUE PLANTATION, FL 33317 |
| CITY OF POMPANO BEACH 100 W. ATLANTIC BLVD., SUITE 467 POMPANO BEACH, FL 33060 | CITY OF POMPANO BEACH OFFICE OF THE SPECIAL MAGISTRATE 100 WEST ATLANTIC BOULEVARD, SUITE 307 POMPANO BEACH, FL 33060 | CITY OF POMPANO BEACH OFFICE OF THE SPECIAL MAGISTRATE 100 WEST ATLANTIC BOULEVARD, SUITE #420 POMPANO BEACH, FL 33060 | CITY OF POMPANO BEACH OFFICE OF THE SPECIAL MASTER 100 W. ATLANTIC BOULEVARD POMPANO BEACH, FL |
| FRANCES LLOYD 19121 FOX LANDING DRIVE BOCA RATON, FL 33434 | JONATHAN R POLITANO, REGISTERED AGENT O/B/O DENTON II LLC 18305 BISCAYNE BLVD SUITE 400 AVENTURA, FL 33160 | *GLG GROUP LLC 234 NE 14 AVE POMPANO BEACH, FL 33060 | *INTERNATIONAL INVESTMENT PARTNERS LLC 228 NE 14 AVE POMPANO BEACH, FL 33060 |
| *LOUIS,VICONTE FORTULUS,MADELEINE 1402 NE 4 ST 1-4 POMPANO BEACH, FL 33060 | | | |

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of October 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 43154

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: 484236-03-0410
Certificate Number: 4148
Date of Issuance: 06/01/2013
Certificate Holder: FRANCES LLOYD
Description of Property: OCEAN WAY PARK 5-21 B
LOT 18 S1/2 BLK 3

INSTR # 115926700
Recorded 07/12/19 at 04:35 PM
Broward County Commission
1 Page(s)
#10

Name in which assessed: DENTON II LLC
Legal Titleholders: DENTON II LLC
18305 BISCAYNE BLVD #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

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: 5058.17

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43154

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Certificate Holder: FRANCES LLOYD
Description of Property: OCEAN WAY PARK 5-21 B
LOT 18 S1/2 BLK 3

Name in which assessed: DENTON II LLC
Legal Titleholders: DENTON II LLC
18305 BISCAYNE BLVD #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 13th day of November, 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 10th day of October, 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: 10/10/2019, 10/17/2019, 10/24/2019 & 10/31/2019
Minimum Bid: 5556.03

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

43154

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 4148

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

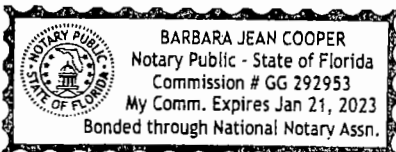
10/31/2019

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
31 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 43154

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: 484236-03-0410
Certificate Number: 4148
Date of Issuance: 06/01/2013
Certificate Holder:
FRANCES LLOYD
Description of Property:

OCEAN WAY PARK 5-21 B
LOT 18 S½ BLK 3

Name in which assessed:

DENTON II LLC

Legal Titleholders:

DENTON II LLC

18305 BISCAYNE BLVD #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 13th day of November, 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 10th day of October, 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: 5556.03

401-314

10/31

19-03/0000434250B

RUSH

RETURN OF SERVICE

Assignment # **14966** Please Route To Supervisor Service Sheet # **19-042916**

BROWARD COUNTY, FL vs. DENTON II LLC

TD 43154

TAX SALE NOTICE

VS.

COUNTY/BROWARD

DEFENDANT

11/13/2019

CASE

TYPE OF WRIT

COURT

HEARING DATE

DENTON II LLC

SERVE

NE 14 AVENUE

POMPANO BEACH, FL 33060

#SERVE-ASAP - RETURN TO TAX NOTICE TRAY#

Received this process on

10/21/2019

Date



Served



Not Served - see comments

10/21/19

Date

at **1208**

Time

14279

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

JULIE AIKMAN, SUPV.

9884

Attorney

On **DENTON II 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 @ true

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:

14966
D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484236-03-0410 (TD #43154)

RECEIVED SHERIFF

2019 OCT 21 AM 8:47

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE 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 October 31, 2019\$5,486.02

Or

* Amount due if paid by November 12, 2019\$5,556.03

*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 November 13, 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

DENTON II LLC
NE 14 AVE
POMPANO BEACH FL 33060

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
DENTON II LLC

Filing Information

Document Number L13000043555
FEI/EIN Number 80-0909835
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 |
|-------------|------------|
| 2018 | 03/08/2018 |
| 2018 | 11/28/2018 |
| 2019 | 02/19/2019 |

Document Images

Documents

| | |
|---|--------------------------|
| 02/19/2019 -- ANNUAL REPORT | View image in PDF format |
| 12/03/2018 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 11/28/2018 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 03/08/2018 -- 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 |
| 03/17/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/07/2014 -- ANNUAL REPORT | View image in PDF format |
| 03/22/2013 -- Florida Limited Liability | View image in PDF format |

88092600

This Indenture,

Made this

day of March

, A. D. 1988

Between

JOHN A. MCCARTHY & BETTY R. MCCARTHY, his wife,

of the County of Palm Beach
parties of the first part, and

J. B. BURNS
in the State of Florida

of the County of Broward
party of the second part.

→ 908 N.E. 4th St. Apt 3
Pompano Beach, FL 33060
in the State of Florida

Witnesseth: That the said part of the first part, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida

to-wit:

The South half of Lot 18, Block 3, of
OCEAN WAY PARK according to the Plat
recorded in Plat Book 5 at Page 21 of
the Public Records of Broward County,
Florida

38.50 has been Paid
in Broward County for Documentary
Stamp Tax as required by law
Kathy Malagiano Deputy

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in presence of us

Alice B. Sparks
 Donna Hernandez
 John A. McCarthy
 Betty R. McCarthy

This Instrument prepared by: Betty R. McCarthy
Address: 500 S. Ocean Blvd., #701
Boca Raton, FL 33432

MAR 8 11 05 AM '88

BK15250PG 502

1cm
9-
1-52

State of FLORIDA
County of BROWARD

I Hereby Certify, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

JOHN A. MCCARTHY & BETTY R. MCCARTHY, his wife
to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 8th day of March, A. D. 1988



"OFFICIAL NOTARY SEAL"
KATHY MILIZIANO
MY COMM. EXP: 8/19/91

Kathy Miliziano
Notary Public.
My commission expires 8-19-91

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

Date

Abstract of Description

To

Warranty Deed

RAMCO FORM 5

BK15250PG 503

Tax Deed File No. 21694

Property

Dr-506

R.01/95

Identification No. 8236 03 0410

Tax Deed

State of Florida

County of Broward

The following Tax Sale Certificate Numbered 11698 issued on May 28, 1999 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 day of September 19, 2001 offered for sale as required by law for cash to the highest bidder and Having no bids at the sale and Revenue Collector having complied with Sec. 197.502(7)F.S. was sold from Lands Available For Taxes to: SAMANTHA JOHNSON whose address is: 10150 NW 58 CT., PARKLAND, FL 33076 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida. Now on this 3RD Day of FEBRUARY, 2004 in the County of Broward, State of Florida, in consideration of the sum of (\$14,389.30) Fourteen Thousand Three Hundred Eighty-Nine and (30/100) 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:

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

OCEAN WAY PARK 5-21 B
LOT 18 S ½ BLK 3

Witness:

Heather Ryan

Raguel Padron

State of Florida

County of Broward

On this 5TH Day of FEBRUARY

Personally appeared Jan Leland

Clerk of the Circuit Court

, 2004, before me Joe Ann Edwards

Deputy County Administrator

or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing 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.



Joe Ann Edwards
Commission #DD244659
Expires: Aug 25, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Joe Ann Edwards
Deputy County Administrator

Broward County, Florida

Joe Ann Edwards
Joe Ann Edwards

WILL CALL

Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department

REVENUE COLLECTION DIVISION

NOTICE OF APPLICATION FOR TAX DEED NO. 21694

NOTICE is hereby given that BROWARD COUNTY, BOARD OF COUNTY COMMISSIONERS

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. 11698 Year of Issuance 5/28/99Description of Property: PROP. ID. # 8236 03 041
OCEAN WAY PARK 5-21 B
LOT 18 S $\frac{1}{2}$ BLK 3

Name in which assessed: BURNS, J B

Legal Titleholder: J. B. BURNS

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 at the Courthouse door on the 19th day of September 2001 at
201 S.E. 6th Street, Fort Lauderdale, Florida at 10:00 A.M.
Dated this 10th day of August 2001.Roger J. Desjarlais
County Administrator
REVENUE COLLECTION DIVISIONBy Indra C. Lalsingh
Deputy
Indra C. LalsinghPublish: DAILY BUSINESS REVIEW
Issues: 8/16, 8/23, 8/30 & 9/6, 2001

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

CERTIFICATE OF MAILING NOTICES

Tax Deed No. 21694

For Official Use Only

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 29th day of August A.D. 2001, 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:

J.B. Burns, 1908 NE 4 St., Apt. 3, Pompano Beach, FL 33060-6560
Jerry L. Burns & Kay L. Burns & Diane K. Burns, 1604 Holly Way, Lansing, MI 48910
Diane K. Burns, 309 S. Holmes St., Lansing, MI 48912
J.B. Burns, 230 NE 14 Ave., Pompano Beach, FL 33060
J.B. Burns, 3921 Crystal Lake Dr., Pompano Beach, FL 33064

Betty R. McCarthy, 500 S. Ocean Blvd., # 701, Boca Raton, FL 33432
RE: Warranty Deed: J.B. Burns
James Arthur Henry, - NO ADDRESS LISTED, except C/O Atty. James P. Durkin-
RE: (Mortgage & Plaintiff in Case # 92-11636 (12)
James P. Durkin, P.A., 2605 E. Atlantic Blvd., Suite 201, Pompano Beach, FL 33062-4948
RE: Mortgage Deed: J.B. Burns/James Arthur Henry
Stanley W. Sokolowski, Esq., 2605 E. Atlantic Blvd., Suite 206, Pompano Beach, FL 33062-4948
RE: Stipulation for Settlement: J. B. Burns/ James Arthur Henry
City of Pompano Beach, Finance Department, P.O. Drawer 1300, Pompano Beach, FL 33061
RE: Resolution No 96-238: J.N. Burns
RE: Claim of Lien: J.B. Burns

Broward County Engineering Division
Right of Way Section, Attn: Henry Cook
Governmental Center, Rm. 321
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

Office of Environmental Services, Attn: Len Neff
2555 W. Copans Road, 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: Gust D. Miller
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

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

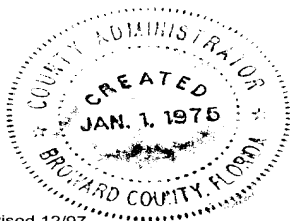
I further certify that I enclosed with every copy, mailed, a statement as follows: 'Warning - property in which you are interested is listed in the copy of the enclosed notice.'

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 29th day of August A.D. 2001 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

Roger J. Desjarlais
COUNTY ADMINISTRATOR

Finance and Administrative Services Department
Revenue Collection Division

SEAL



By 
Deputy
Jan Leland

Tax Deed File No. 23330

Property
Identification No. 484236-03-0410

DR-506
R.01/95

Tax Deed

State of Florida

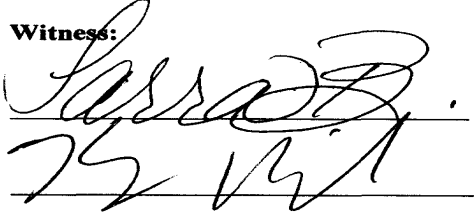
County of Broward

The following Tax Sale Certificate Numbered 20610 issued on 6/01/2007 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 26TH day of JANUARY 2011, offered for sale as required by law for cash to the highest bidder and was sold to: DENTON II LLC whose address is: P O BOX 100736, ATLANTA, GA 30384-9584 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 26TH day of JANUARY, 2011 in the County of Broward, State of Florida, in consideration of the sum of (\$FIVE THOUSAND, THREE HUNDRED, FIFTY-FIVE 99/100 (\$5,355.99) 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:

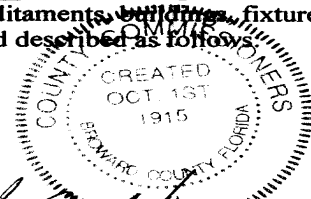
OCEAN WAY PARK 5-21 B LOT 18 S1/2 BLK 3


Witness:



State of Florida

County of Broward



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

Broward County, Florida

On this 26TH day of JANUARY, 2011, before me Linda Walker personally appeared Bertha Henry, County Administrator, by Michael Snedeker, 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.

NOTARY PUBLIC-STATE OF FLORIDA
Linda Walker
Commission # EE021184
Expires: SEP 24, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

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

3

**Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
RECORDS, TAXES & TREASURY**

NOTICE OF APPLICATION FOR TAX DEED NUMBER 23330

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: 484236-03-0410
Certificate Number: 20610
Date of Issuance: 06/01/2007
Certificate Holder: DENTON II LLC
Description of Property: OCEAN WAY PARK 5-21 B
LOT 18 S1/2 BLK 3

Name in which assessed: JOHNSON,SAMANTHA
Legal Titleholders: JOHNSON,SAMANTHA
10150 NW 58 CT
PARKLAND, FL 33076

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 26th day of January, 2011 at 10:00 AM at:

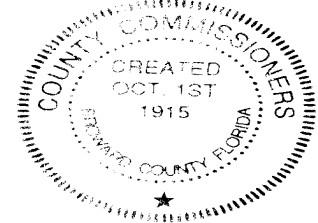
The Governmental Center
115 S. Andrews Avenue, Room 302
Fort Lauderdale, Florida

Dated this 23rd day of December, 2010.

Bertha Henry
County Administrator
REVENUE COLLECTION DIVISION

By: Polly Cacurak

Polly Cacurak
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.

SUBJECT TO REAL ESTATE TAXES FOR TAX YEARS 2009 & 2010

Publish: DAILY BUSINESS REVIEW
Issues: 12/23/2010, 12/30/2010, 01/06/2011 & 01/13/2011
Minimum Bid: 5355.99

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

CERTIFICATE OF MAILING NOTICES

Tax Deed № 23330 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 17th day of DECEMBER, 2010, 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:

SAMANTHA L JOHNSON
6305 RODMAN ST
HOLLYWOOD, FL 33023

GERMAN AMERICAN CAPITAL CORP
% PENDER NEWKIRK, CPA
P.O. BOX 172299
TAMPA, FL 33672

SAMANTHA JOHNSON
230 NE 14TH AVE
POMPANO BCH, FL 33060

MITCHELL D KLEIN, P.A
1120 E HALLANDALE BCH BLVD
HALLANDALE, FL 33009

MITCHELL D KLEIN, P.A
400 S Dixie Hwy # 8
Hallandale Bch, FL 33009

CITY OF POMPANO BEACH
ATTN: LIEN DIVISION
100 W. ATLANTIC BLVD
POMPANO BCH, FL 33060

SAMANTHA JOHNSON
10150 NW 58TH CT
PARKLAND, FL 33076

LOCAL ACCEPTANCE CO. OF FLORIDA, ETC
% MITCHELL D KLEIN, P.A
1120 E HALLANDALE BCH BLVD
HALLANDALE, FL 33009

CITY OF FT LAUDERDALE
COMMUNITY INSPECTIONS
700 NW 19TH AVE
FT LAUDERDALE, FL 33311

I.R.S
ATTN: KATHLEEN FISHER
PO BOX 17167- STOP 5720
FT LAUDERDALE, FL 33318

CACH, LLC
4340 S MONACO ST, 2ND FL
DENVER, CO 80237

BROWARD COUNTY CODE ENFORCEMENT,
PERMITTING LICENSING & PROTECTION DIVISION
ATTN: DIANE JOHNSON
GCE-1 NORTH UNIVERSITY DR
PLANTATION, FL33324

BROWARD COUNTY COMMUNITY CODE COMPLIANCE
PERMITTING LICENSING & PROTECTION DIVISION
GCE-1 NORTH UNIVERSITY DR
PLANTATION, FL33324

BROWARD COUNTY WATER & WASTEWATER,
ATTN: JEAN MANESS
2555 W. COPANS RD., POMPANO BEACH, FL

PUBLIC WORKS DEPT.; REAL PROPERTY ATTN: DALE C. WILSON
GOVERNMENTAL CENTER, RM. 326,
115 S. ANDREWS AVE., FT. LAUDERDALE, FL 33301

BROWARD COUNTY SHERIFF'S DEPT.
ATTN: - CIVIL DIVISION
FT. LAUDERDALE, FL 33315

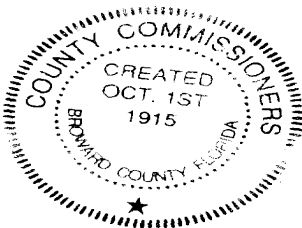
BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION;
RIGHT OF WAY SECTION, ATTN: RICHARD TORNESE, P.E.
ONE N. UNIVERSITY DR., STE 300-B
PLANTATION, FL 33324

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 17th day of DECEMBER, 2010, 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 Michael Snedeker

94-585564 T#001
12-07-94 01:09PM
CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA
I HEREBY CERTIFY that the foregoing is
true and correct copy of

RESOLUTION NO. 95- 34

RESOLUTION NO. 95-34

CITY OF POMPANO BEACH as filed in my office.
Broward County, Florida WITNESS my hand and Official Seal in the City
of POMPANO BEACH, FLORIDA this 6th day
of May A.D. 19 99

Mary L. Chambers, City Clerk

A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF POMPANO BEACH PURSUANT TO
CHAPTER 96 OF THE CODE OF ORDINANCES
OF THE CITY OF POMPANO BEACH, FLORIDA,
ASSESSING COSTS FOR ABATING NUISANCES
UPON CERTAIN LAND(S) LOCATED WITHIN
THE CITY OF POMPANO BEACH AND
PROVIDING THAT A NOTICE OF LIEN SHALL
ACCOMPANY THE NOTICE OF ASSESSMENT;
SETTING OUT ACTUAL COSTS INCURRED BY
THE CITY TO ACCOMPLISH SUCH ABATEMENT
IN LEVYING THE COST OF SUCH ABATEMENT
OF NUISANCES; PROVIDING FOR AN
EFFECTIVE DATE AND FOR A DUE DATE AND
INTEREST ON ASSESSMENT; PROVIDING FOR
THE RECORDING OF THIS RESOLUTION AND
DECLARING SAID LEVY TO BE A LIEN UPON
THE CENTRAL PROPERTY FOR UNPAID
ASSESSMENTS; PROVIDING AN EFFECTIVE
DATE.

INSTR # 99400731
OR BK 29650 PG 0450
RECORDED 8/12/99 01:22 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1016

WHEREAS, the City Manager or his designated representative
has, pursuant to Chapter 96 of the Code of Ordinances, declared the
existence of a nuisance upon certain lots or parcels of land
described in the list attached hereto and made a part hereof, for
violation of the provisions of Chapter 96 of the Code of
Ordinances; and

WHEREAS, pursuant to Section 96.28 of the Code of
Ordinances of the City of Pompano Beach, the City Manager or his
designated representative has inspected the said land(s) and has
determined that a nuisance existed in accordance with the standards
set forth in Chapter 96 of the Code of Ordinances, and did furnish

DEFERRED ITEM
Return Document To
Business Operations

→ FEE ITEM
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FRONT RECORDING

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BK 22907 PG 0438

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the respective owner(s) of the land(s) described in the attached list with written notice of public nuisance pursuant to Sections 96.28, 96.29 and 96.30 of the Code of Ordinances described in the nature of the nuisance(s) and sent notice that within seven (7) days from the date of said notice there must abate said nuisance, or file a written request for a hearing to review the decision that a nuisance existed within five (5) days of the date of said notice, failing which the City of Pompano Beach would proceed to correct this condition by abating such nuisance, and that the cost thereof would be levied as an assessment against that property; and

WHEREAS, the property owner(s) named in the list attached hereto and made a part hereof did fail and neglect to abate the nuisance(s) existing upon their respective lands or to properly request a hearing pursuant to Sections 96.28, 96.29 and 96.31 within the time limits prescribed in said notice and Chapter 96 of the Code of Ordinances, or if the property owner(s) failed and/or neglected to abate said nuisance(s) within the time designated at the hearing wherein the decision was rendered adverse to the property owner(s); and

WHEREAS, the City of Pompano Beach, through the City Administration or such agents or contractors hired by the City Administration, was therefore required to and did enter upon the land(s) described in the listing attached and made a part hereof and incurred costs in abating the subject nuisance(s) existing thereon as described in the notice; and

BK 22907 PG 0439

WHEREAS, the City Manager of the City of Pompano Beach has, pursuant to Chapter 96 of the Code of Ordinances of the City of Pompano Beach, submitted to the City Commission a report of the costs incurred in abating said nuisance(s) as aforesaid; said report indicating the cost per parcel of land involved; and

WHEREAS, the City Commission of the City of Pompano Beach, pursuant to Chapter 96 of the Code of Ordinances desires to assess the cost of such nuisance(s) against said property owner(s); now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1: That assessments in the individual amount as shown by the report of the Code Enforcement Division, as directed by the City Manager, include the City's cost of abating the aforesaid nuisance(s) upon the lots or parcels of land described in said report, a copy of which is attached hereto and made a part hereof, are hereby levied against the parcel(s) of land described in said report and in the amount(s) indicated thereon. Said assessments so levied shall immediately become a lien upon the respective lot(s) and parcel(s) of land described in said report of the same nature and to the same extent as a lien for general City taxes and shall be collectible in the same manner as mortgages and foreclosures are under state law.

SECTION 2: That said assessments shall be legal, valid and binding obligations on the property which said assessments are levied.

BK 22907 PG 0440

SECTION 3: That the City Clerk of the City of Pompano Beach is hereby directed to immediately record a certified copy of this Resolution in the Public Records of Broward County and, upon the date and time of recording of the certified copy of this Resolution, a lien shall become effective on the subject property which shall secure the cost of abatement including costs of inspection and administration and collection costs, including a reasonable attorney's fees. Interest on said lien shall accrue at the rate of twelve (12%) percent per annum pursuant to Florida Statute 55.03 as now enacted or as may hereafter be amended.

SECTION 4: That this Resolution shall become effective immediately from the date of adoption. Interest shall accrue on the lien at twelve (12%) percent per annum pursuant to Florida Statute 55.03 as now enacted or as hereafter amended and, if collection proceedings are necessary, the cost of such proceedings including a reasonable attorney's fee.

PASSED AND ADOPTED this 29th day of November, 1994.



E. PAT LARKINS, MAYOR

ATTEST:



MARY L. CHAMBERS
CITY CLERK

SVT:amd
10/17/94
RESO-5 95-22

BK 22907PG 0441

NAB # 94-031

OR BK 29650 PG 0454

FOLIO # 8234-08-0010 OWNER: JEFFREY A. BARON &
BURTON ENGELS
6401 N BAY ROAD
MIAMI, FL 33141

COSTS: 4,131.67
ADMIN: 108.57
TOTAL: 4,240.24

LEGAL DESCRIPTION: WILLIAMS SUBDIVISION 28-47 LOT 1 BLK 1 AKA 1910 NW
9 STREET

DATE PERFORMED: 7/29/94

NAB # 94-033

FOLIO # 8233-02-1120 OWNER: JAMES & DRUNELL LONG
400 NW 4 AVENUE
DEERFIELD BCH, FL 33441

COSTS: 820.50
ADMIN: 106.57
TOTAL: 927.07

LEGAL DESCRIPTION: COLLIER CITY 31-1 B LOT 116 AKA 2260 NW 4 STREET

DATE PERFORMED: 8/6/94

NAB # 94-034

FOLIO # 8233-02-1110 OWNER: JAMES & DRUNELL LONG
400 NW 4 AVENUE
DEERFIELD BCH, FL 33441

COSTS: 100.00
ADMIN: 106.57
TOTAL: 206.57

LEGAL DESCRIPTION: COLLIER CITY 31-1 B LOT 115 AKA 2270 NW 4 STREET

DATE PERFORMED: 8/6/94

BK22907P60442

NAB # 94-037

OR BK 29650 PG 0455

FOLIO # 8235-02-0350 OWNER: BONNIE J & RICHARD ADAMS COSTS: 764.65
19944 SCHAEFER ADMIN: 106.57
DETROIT, MI 48235 TOTAL: 871.22

LEGAL DESCRIPTION: 35-48-42 W 50 OF E 470 OF N 150 OF S1/2 OF SE1/4 OF
NE1/4 OF SW1/4 AKA 336 NW 5 STREET

DATE PERFORMED: 8/27/94

NAB # 94-039

FOLIO # 8233-06-0130 OWNER: CYNTHIA CAMPBELL COSTS: 699.53
980 NW 23 TERRACE ADMIN: 109.57
POMPANO BEACH, FL 33060 TOTAL: 809.10

LEGAL DESCRIPTION: ESQUIRE LAKES ESTATES SECTION 1 62-60 B LOT 22 BLK 5
AKA 980 NW 23 TERRACE

DATE PERFORMED: 6/6/94

NAB # 94-040

FOLIO # 8233-04-7620 OWNER: KATIE REYNOLDS COSTS: 1,324.33
4441 NW 33 STREET ADMIN: 109.57
LAUDERDALE LAKES, FL 33319 TOTAL: 1,433.90

LEGAL DESCRIPTION: 33-48-42 W 50 OF E 235 OF S1/5 OF NE1/4 OF SW1/4 OF
SW1/4 LESS N 25 FOR ST AKA 1149 CC AKA 3030 NW 2 ST

DATE PERFORMED: 8/27/94

NAB # 94-041

FOLIO # 8233-05-3870 OWNER: DON F BAILEY COSTS: 764.00
1900 NW 16 COURT ADMIN: 108.57
LAUDERHILL, FL 33311 TOTAL: 872.57

LEGAL DESCRIPTION: 33-48-42 E1/2 OF S1/2 OF N2/5 OF SE1/4 OF SE1/4 OF
SW1/4 LESS N 25 AND E 25 FOR ST AKA TR 12 CC AKA 2700 NW 1 CT

DATE PERFORMED: 8/20/94

BK22907PG0443

NAB # 94-042

OR BK 29650 PG 0456

FOLIO # 8233-04-2000 OWNER: ALBERT L & JB HUMPHREY
520 SW 31 AVENUE
FT LAUDERDALE, FL 33311

| | |
|---------------|--------|
| <u>COSTS:</u> | 100.00 |
| <u>ADMIN:</u> | 107.57 |
| <u>TOTAL:</u> | 207.57 |

LEGAL DESCRIPTION: 33-48-42 E 50 OF S1/2 OF N2/5 OF NW1/4 OF SW1/4 OF
SE1/4 LESS S 25 FOR ST AKA 452 CC AKA 2515 NW 3 ST
DATE PERFORMED: 8/27/94

NAB # 94-043

FOLIO # 8233-04-3380 OWNER: EDWARD N BURNETT
924 NW 24 AVENUE
FT LAUDERDALE, FL 33311

| | |
|---------------|--------|
| <u>COSTS:</u> | 763.48 |
| <u>ADMIN:</u> | 106.57 |
| <u>TOTAL:</u> | 870.05 |

LEGAL DESCRIPTION: 33-48-42 E 60 OF W 510 OF N1/2 OF S2/5 OF NE1/4 OF
NE1/4 OF SW1/4 LESS S 25 FOR ST AKA 664 CC AKA 2711 NW 6 STREET
DATE PERFORMED: 8/27/94

NAB # 94-044

FOLIO # 8233-10-0200 OWNER: FRED & FRANCINE TILLMAN
2941 NW 6 COURT
POMPANO BEACH, FL 33060

| | |
|---------------|----------|
| <u>COSTS:</u> | 1,040.95 |
| <u>ADMIN:</u> | 106.57 |
| <u>TOTAL:</u> | 1,147.52 |

LEGAL DESCRIPTION: COLLIER CITY ADDITION NO 1. 73-29 B LOT 736
AKA 2941 NW 6 COURT
DATE PERFORMED: 8/20/94

NAB # 94-045

FOLIO # 8233-05-2510 OWNER: MELVIN MILLER
215 NE 5 STREET
POMPANO BEACH, FL 33060

| | |
|---------------|--------|
| <u>COSTS:</u> | 801.25 |
| <u>ADMIN:</u> | 106.57 |
| <u>TOTAL:</u> | 907.82 |

LEGAL DESCRIPTION: 33-48-42 W 60 OF E 450 OF S1/5 OF NW1/4 OF SW1/4 OF
NE1/4 LESS N 25 FOR ST AKA 1465 CC AKA 2642 NW 9 CT
DATE PERFORMED: 8/20/94

BK22907PG0444

NAB # 94-046

FOLIO # 8233-05-2580 OWNER: MELVIN MILLER
 215 NE 5 STREET
 POMPANO BEACH, FL 33060

| | |
|---------------|--------|
| <u>COSTS:</u> | 743.50 |
| <u>ADMIN:</u> | 107.57 |
| <u>TOTAL:</u> | 851.07 |

LEGAL DESCRIPTION: 33-48-42 W 60 OF E 390 OF N1/2 OF S2/5 OF NW1/4 OF
 SW1/4 OF NE1/4 & LESS S 25 FOR ST AKA 1473 CC AKA 2637 NW 9 COURT
DATE PERFORMED: 8/20/94

NAB # 94-047

FOLIO # 8233-05-2500 OWNER: MELVIN MILLER
 215 NE 5 STREET
 POMPANO BEACH, FL 33060

| | |
|---------------|--------|
| <u>COSTS:</u> | 496.50 |
| <u>ADMIN:</u> | 106.57 |
| <u>TOTAL:</u> | 603.07 |

LEGAL DESCRIPTION: 33-48-42 W 60 OF E 390 OF S1/5 OF NW1/4 OF SW1/4 OF
 NE1/4 LESS N 25 FOR ST AKA 1464 CC AKA 2636 NW 9 COURT
DATE PERFORMED: 8/20/94

NAB # 94-048

FOLIO # 8233-11-0951 OWNER: FEDERAL NATIONAL MTGE.
 ASSOCIATION
 P O BOX 35005
 WASHINGTON, D.C. 20012

| | |
|---------------|--------|
| <u>COSTS:</u> | 719.50 |
| <u>ADMIN:</u> | 106.57 |
| <u>TOTAL:</u> | 826.07 |

LEGAL DESCRIPTION: COLLIER CITY ADDITION 73-47 B LOT 100 W 61 AKA
 2661 NW 6 COURT
DATE PERFORMED: 8/20/94

NAB # [REDACTED]

FOLIO # [REDACTED]

LEGAL DESCRIPTION: [REDACTED]DATE PERFORMED: [REDACTED]

BK 22907 PG 0445

NAB # 94-053

OR BK 29650 PG 0458

FOLIO # 8236-03-0410 OWNER: J B BURNS
1908 NE 4 STREET #3
POMPANO BEACH, FL 33060

| | |
|---------------|--------|
| <u>COSTS:</u> | 100.00 |
| <u>ADMIN:</u> | 109.57 |
| <u>TOTAL:</u> | 209.57 |

LEGAL DESCRIPTION: OCEAN WAY PARK 5-21 B LOT 18 S1/2 BLK 3 AKA
230 NE 14 AVENUE

DATE PERFORMED: 9/20/94

NAB # 94-054

FOLIO # 8235-00-0690 OWNER: CARTERET SAVINGS
% MATTHEW J SCHAEFER
114 SW 10 STREET STE. C
FT LAUDERDALE, FL 33315

| | |
|---------------|--------|
| <u>COSTS:</u> | 408.00 |
| <u>ADMIN:</u> | 109.57 |
| <u>TOTAL:</u> | 517.57 |

LEGAL DESCRIPTION: 35-48-42 W1/2 OF NW1/4 OF NW1/4 OF SW1/4 LESS S 525 &
LESS N 30 FOR ST & LESS 50 RD AS IN OR 4210/208 AKA 900 NW 8 STREET

DATE PERFORMED: 9/20/94

NAB # 94-055

FOLIO # 8227-03-1120 OWNER: MYRTLE D FRANCIS
4431 NW 12 COURT
FT LAUDERDALE, FL 33313

| | |
|---------------|--------|
| <u>COSTS:</u> | 100.00 |
| <u>ADMIN:</u> | 108.57 |
| <u>TOTAL:</u> | 208.57 |

LEGAL DESCRIPTION: ALLEN PARK 57-26 B LOT 7 BLK 9 AKA 1420 NW 17 PLACE

DATE PERFORMED: 9/20/94

NAB # 94-056

FOLIO # 8233-04-7370 OWNER: CHRISTIAN METH. EPISC.
CHURCH % WELLS JACKSON BORENS ETC. TRS.
308 10 AVENUE WEST
BIRMINGHAM, AL 35204

| | |
|---------------|--------|
| <u>COSTS:</u> | 562.00 |
| <u>ADMIN:</u> | 106.57 |
| <u>TOTAL:</u> | 668.57 |

LEGAL DESCRIPTION: 33-48-42 E 1/2 OF S1/5 OF NE1/4 OF SE1/4 OF SW1/4
LESS W 200 & LESS S 50 & LESS N 25 & E 25 FOR STS AKA 1122 CC AKA 191
DATE PERFORMED: 9/20/94 NW 27 AVENUE

NAB # 94-057

OR BK 29650 PG 0459

FOLIO # 8233-04-7380 OWNER: CHRISTIAN METH. EPISC. COSTS: 100.00
CHURCH & WELLS JACKSON BORENS ETC. TRS. ADMIN: 106.57
308 10 AVENUE WEST TOTAL: 206.57
BIRMINGHAM, AL 35204

LEGAL DESCRIPTION: 33-48-42 S 50 OF E1/2 OF S1/5 OF NE1/4 OF SE1/4 OF
SW1/4 LESS W 200 & LESS E 25 FOR ST AKA 1123 CC AKA 181 NW 27 AVENUE
DATE PERFORMED: 9/20/94

RECORDED IN THE OFFICIAL RECORD BOOK
OF BROWARD COUNTY, FLORIDA
DEEDS ADMINISTRATOR

BK 22907 PG 0447

OFFICE OF THE SPECIAL MASTER
CITY OF POMPAÑO BEACH, FLORIDA

CITY OF POMPAÑO BEACH, FLORIDA)

Petitioner, **INSTR # 100897096**
OR BK 31372 PG 1399

Case # **C95-1489-70**

vs.

RECORDED 03/14/2001 04:35 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1016)

J B BURNS

96-130452 T#018
03-19-96 03:55PM

Respondent(s))

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

The City of Pompano Beach Special Master, having heard testimony at a Penalty Hearing, held on the 24TH day of JANUARY, 1996, and based upon evidence, the Special Master, enters the following Findings of Fact:

1. That the City of Pompano Beach Special Master did issue on the 1ST day of DECEMBER, 1995, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amount of up to \$250.00 per day for each violation and \$500.00 per day for each violation which is repeated of Non-Compliance thereafter.
2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

(LEGAL DESCRIPTION) FOLIO #8236030410 OCEAN WAY PARK 5-21 B LOT 18 S1/2
BLK 3

a/k/a: 230 NE 14 AV, POMPAÑO BEACH, BROWARD COUNTY, FLORIDA
(street address)

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

IT IS THEREFORE THE ORDER OF THE SPECIAL MASTER THAT:

1. A fine in the amount of \$250.00 is hereby confirmed and imposed. An additional fine in the amount of \$50.00 per day is hereby confirmed and imposed and shall commence on February 6, 1996 if the property is not in compliance by that date. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Enforcement Inspector.
2. The fine shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes, as currently enacted or as may be amended from time to time, and Chapter 37 of the City of Pompano Beach Code of Ordinances, as currently enacted or as may be amended from time to time, and the Clerk to the Special Master is directed to record a true copy of this Order in the Public Records of Broward County, Florida.

DEFERRED ITEM
Return Document To
Business Operations

FEE ITEM
RETURN TO
FRONT RECORDING

BK24626PG0763

④

④

Respondents may appeal a final administrative order of the Special Master for the City of Pompano Beach to the Circuit Court. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this 26TH day of JANUARY, 1996.

ATTEST:

OFFICE OF THE SPECIAL MASTER
CITY OF POMPANO BEACH, FLORIDA

Cathy A. Jensen
CLERK TO THE SPECIAL MASTER

Alan L. Gabriel
SPECIAL MASTER

STATE OF FLORIDA)
(SS:
COUNTY OF BROWARD)

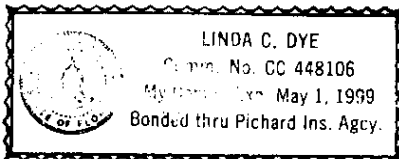
The foregoing instrument was acknowledged before me this 26 day of January, 1996, by CATHY A. JENSEN and ALAN L. GABRIEL, Clerk and Special Master, respectively, of the City of Pompano Beach, who are personally known to me and who did not take an oath.

Linda C. Dye
NOTARY PUBLIC, State of Florida
at Large

My Commission Expires:

Print, type or stamp name of Notary

Commission Number, if any



CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

I HEREBY CERTIFY that the foregoing is a true and correct copy of

Order of Imposition of Fine & Claim of Lien
as filed in my office Special Master
with my hand and Official Seal in the City
of POMPANO BEACH, FLORIDA this 26 day
of January, A.D. 1996
Alan L. Gabriel
Deputy City Clerk
Linda Graham-Johnson

BK 24626PG0764

OFFICE OF THE SPECIAL MASTER
CITY OF POMPANO BEACH, FLORIDA

OR BX 31372 PG 1401

CITY OF POMPANO BEACH, FLORIDA]
]
Petitioner,]
vs.]
]
J B BURNS]
]
Respondent(s)]

Case # C95-1489-70

FINAL ORDER
AND
NOTICE OF PENALTY HEARING

TO: J B BURNS
1908 NE 4 STREET APT 3
POMPANO BEACH FL 33060

DATE: DECEMBER 1, 1995

IN RE
STREET ADDRESS: 230 NE 14 AV
Pompano Beach, Florida

LEGAL DESCRIPTION: FOLIO #8236030410 OCEAN WAY PARK 5-21 B LOT 18 S1/2 BLK
3

The City of Pompano Beach Special Master, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held the 29TH day of NOVEMBER, 1995, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT

Based on the evidence submitted, the Special Master finds the Respondent(s), on the above-referenced property have an unauthorized accumulation of horticulture trash, grass and or weeds over twelve inches in height and dense growth of trees, underbrush or shrubs.

CONCLUSIONS OF LAW

There exists, as a matter of law, a violation of Section(s) 96.26(A)(1), 96.26(A)(3) and 96.26(A)(4) of the City of Pompano Beach Code of Ordinances.

BX 24626PG0765

ORDER AND NOTICE OF PENALTY HEARING

Accordingly, the Respondent(s) were ordered to bring the property into compliance on or before December 27, 1995.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY ANTHONY DAVIS**, the Code Enforcement Inspector, who shall have the property inspected and notify the Clerk for the Special Master if compliance has occurred.

If the Respondent(s) do not comply on or before December 27, 1995, the Respondents must appear before the Special Master on the 24TH day of January, 1996 at 2:30 P.M. in the City of Pompano Beach City Commission Meeting Room, 100 W. Atlantic Boulevard, Pompano Beach, Florida where the Special Master will hold a Penalty Hearing. The Special Master shall consider, at the Penalty Hearing the Imposition of a Fine of up to **\$250.00 per day** for each day and for each violation that exists past the specified compliance date or up to **\$500.00 per day** for each day and for each violation that the same violation(s) are repeated after being brought into compliance on the date of the Penalty Hearing.

The purpose of the Penalty Hearing is to determine whether or not the Respondent(s) have taken the corrective actions ordered in the Final Order of the Special Master and whether or not the property in question is in violation of Section(s) 96.26(A)(1), 96.26(A)(3) AND 96.26(A)(4) of the City of Pompano Beach Code of Ordinances as of December 27, 1995 and to confirm and ratify the fine proposed in the Final Order. The Special Master may order a Claim of Lien be filed in the Public Records of Broward County, Florida.

You may also have other rights which are set forth in Chapter 37 of the City of Pompano Beach Code of Ordinances.


Respondents may appeal any decision with respect to any matter considered by the City of Pompano Beach Special Master. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, 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 to be based. Section 286.0105, F.S.

For further information, please contact the Code Enforcement Inspector at (305) 786-4045.

DONE AND ORDERED this 1st day of DECEMBER, 1995.

ATTEST:

OFFICE OF THE SPECIAL MASTER
CITY OF POMPANO BEACH, FLORIDA


Clerk for the Special Master


Special Master

BK24626PG0766

OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE #420
POMPANO BEACH, FLORIDA 33060
CITY OF POMPANO BEACH, FLORIDA
Petitioner,

16 vs.

JOHNSON, SAMANTHA

Respondent(s)

Case #05-00001141

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: JOHNSON, SAMANTHA
10150 NW 58 CT
CORAL SPRINGS, FL 33076

The City of Pompano Beach Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the City of Pompano Beach Special Magistrate did issue on JUNE 15, 2005, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amount of \$125.00 PER VIOLATION FOR A TOTAL OF \$250.00 PER DAY COMMENCING JULY 15, 2005 plus an additional fine to cover costs incurred by the City in the amount of \$45.00.
2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

(LEGAL DESCRIPTION) FOLIO #8236030410
OCEAN WAY PARK 5-21 B LOT 18 S1/2 BLK 3

a/k/a: 230 NE 14 AV, POMPANO BEACH, BROWARD COUNTY, FLORIDA
(street address)

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

IT IS THEREFORE THE ORDER OF THE SPECIAL MAGISTRATE THAT:

4. A fine in the amount of \$125.00 PER VIOLATION FOR A TOTAL OF \$250.00 PER DAY COMMENCING JULY 15, 2005 is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Enforcement Inspector. Additionally, a fine of \$45.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.
5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes, as currently enacted or as may be amended from time to time, and Chapter 37 of the City of Pompano Beach Code of Ordinances, as currently enacted or as may be amended from time to time, and the Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida.

(5)

Respondents may appeal a final administrative order of the Special Magistrate for the City of Pompano Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this AUGUST 5, 2005.

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA

Catherine A. Parede

SPECIAL MAGISTRATE CLERK

Eugene M. Steinfeld

SPECIAL MAGISTRATE

STATE OF FLORIDA)

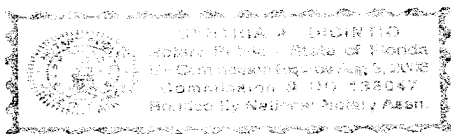
(SS:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 5th day of August, 2005, by CATHERINE A. PAREDES and EUGENE M. STEINFELD, Clerk and Special Magistrate, respectively, of the City of Pompano Beach, who are personally known to me and who did not take an oath.

My Commission Expires:

Cynthia A. Delintio
NOTARY PUBLIC, State of Florida at Large



Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Pompano Beach.

**CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA**
I HEREBY CERTIFY that the foregoing
is a true and correct copy of Order of
Imposition of Fine and Claim of Lien, as
filed in the Office of the Special Magistrate.
WITNESS my hand and official Seal in
the CITY OF POMPANO BEACH,
FLORIDA, this 24th day of
August A.D. 2005
Ascelita Hammond
Ascelita Hammond Deputy/City Clerk

OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE #420
POMPANO BEACH, FLORIDA 33060

CITY OF POMPANO BEACH, FLORIDA
Petitioner,

vs.
JOHNSON, SAMANTHA
10150 NW 58 CT

Case # 05-00001141

Respondent(s) _____

FINAL ORDER
OR
STIPULATED FINAL ORDER

TO: JOHNSON, SAMANTHA
10150 NW 58 CT
CORAL SPRINGS, FL 33076

***COSTS ASSESSED -**
See Page 2 of this Order

IN RE
STREET ADDRESS: 230 NE 14 AV
Pompano Beach, Florida

LEGAL DESCRIPTION: FOLIO 8236030410
OCEAN WAY PARK 5-21 B LOT 18
S1/2 BLK 3

The City of Pompano Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held JUNE 15, 2005, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the City of Pompano Beach Code of Ordinances. For the specific Code Section(s) and a description of the violation(s), see attached Violation Detail consisting of (/) page(s).

FINAL ORDER OR STIPULATED FINAL ORDER - PAGE 2

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to JULY 15, 2005.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY NANCY MARTIN**, the Code Enforcement Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amount of \$125.00 PER VIOLATION FOR A TOTAL OF \$250.00 PER DAY COMMENCING JULY 15, 2005 will be entered and a certified copy shall be recorded in the Public records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, F.S.) This Order may be enforced like a court judgment. Repeat violations can be fined up to \$5,000.00 per day. (Section 162.09, F.S.) Property owner(s) has/have 30 days from the date this Final Order is executed to file an appeal in circuit court. (Section 162.11, F.S.) The property owner must contact the Code Enforcement Department at (954) 786-4361 to advise when compliance has been reached. The Special Master has also assessed an additional fine of \$45.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 37 of the City of Pompano Beach Code of Ordinances.

Respondents may appeal any decision with respect to any matter considered by the City of Pompano Beach Special Magistrate. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, 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 to be based. Section 286.0105, F.S.

For further information, please contact the Code Enforcement Inspector at (954) 786-4361.

DONE AND ORDERED this JUNE 15, 2005.

ATTEST:



CATHERINE A. PAREDES
SPECIAL MAGISTRATE CLERK

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA



ALAN L. GABRIEL
SPECIAL MAGISTRATE

Note: Payments should be mailed to the above address made payable to The City of Pompano Beach.

VIOLATION DETAIL

PAGE 1

CASE NUMBER 05-00001141
PROPERTY ADDRESS 230 NE 14 AV

VIOLATION: CE000301 QUANTITY: 1
DESCRIPTION: CO 96.26 B. PUBLIC NUISANCE DATE: 4/19/05
LOCATION:

ORDINANCE DESCRIPTION :
CO 96.26 B. PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE
INCLUDING AN UNAUTHORIZED ACCUMULATION OF HORTICULTURE
TRASH

CORRECTIVE ACTION REQUIRED :
REMOVE ALL HORTICULTURE TRASH FROM PREMISES

VIOLATION: CE000502 QUANTITY: 1
DESCRIPTION: CO 96.26 B. PUBLIC NUISANCE DATE: 4/19/05
LOCATION:

ORDINANCE DESCRIPTION :
CO 96.26 B. PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE
INCLUDING ANY GRASS AND/OR WEEDS OVER SIX (6) INCHES IN
HEIGHT

CORRECTIVE ACTION REQUIRED :
CUT ALL GRASS AND OR WEEDS OVER SIX (6) INCHES IN HEIGHT

VIOLATION: CE999999 QUANTITY: 1
DESCRIPTION: END OF REPORT DATE: 4/19/05
LOCATION:

ORDINANCE DESCRIPTION :
-----END OF REPORT-----

CORRECTIVE ACTION REQUIRED :
-----END OF REPORT-----

PREPARED BY:
CODE ENFORCEMENT OFFICE
CITY OF PLANTATION
451 NW 70th TERRACE
PLANTATION, FL 33317
TELEPHONE: 954-797-2267

Please Return To:
Susan Slattery
City Clerk's Office
City of Plantation
400 NW 73 Avenue
Plantation, FL 33317

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE12-03386

Petitioner,

Vs.

DENTON II LLC

Respondent.

SUPPLEMENTAL ORDER/CLAIM OF LIEN

The City of Plantation, Special Magistrate, 400 NW 73rd Avenue, Plantation, Florida 33317, after due notice to the Respondent, and the Respondent's Agent not appearing at the hearing herein, and the Special Magistrate having heard testimony at the Hearing to Confirm Fine held on 10/17/2013 and based on the evidence, the Special Magistrate enters the following findings of fact and order:

1. That the Special Magistrate did issue a Final Order on 04/18/2013 on the above captioned case commanding the Respondent, DENTON II LLC to bring the violation of the City of Plantation, Code of Ordinances, as to SECTION FBC 116.1 into compliance on or before 06/17/2013, or pay a fine in the amount of \$150.00 per day for each day of non-compliance thereafter;

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

STREET ADDRESS: 411 NW 135 WAY, PLANTATION, FLORIDA

LEGAL DESCRIPTION FOR PROPERTY ID # 5040 02 03 0280

SUNSHINE CITY 76-34 B LOT 11 BLK 2

3. That the Respondent, DENTON II LLC did not comply with the Final Order on or before the date specified therein.

4. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that the fine of \$150.00 per day for violation of SECTION FBC 116.1 as specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the

Respondent, DENTON II LLC shall comply with said Final Order, plus the recovery of reasonable attorney's fees and costs in any foreclosure of the lien.

5. The fine confirmed above shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondent, DENTON II LLC in any county wherein a certified copy of this Supplemental Order/Claim of Lien is recorded.

6. If the fine is not satisfied within 90 days from the date of this order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this order.

DONE AND ORDERED on this 17th day of October, 2013.



SPECIAL MAGISTRATE

STATE OF FLORIDA)

COUNTY OF BROWARD) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me this 17th day of October, 2013 by CRAIG ROGERS, Special Magistrate of the City of Plantation, who is personally known to me.



Notary Signature


Verlen B. Fox

Printed Name of Notary

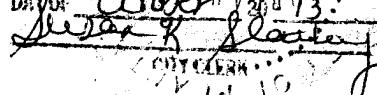
Notary Stamp
NOTARY PUBLIC-STATE OF FLORIDA
Verlen B. Fox
Commission # EE075084
Expires: APR. 04, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed Order was received by the Code Enforcement Secretary and entered into the Case Docket (Public Record) this 18 day of October, 2013.



Code Enforcement Secretary

CERTIFICATION
I CERTIFY THIS TO BE A TRUE & CORRECT
COPY OF THE ORIGINAL DOCUMENT ON
FILE AT CITY HALL 01087
WITNESS MY HAND AND OFFICIAL SEAL OF
THE CITY OF PLANTATION, FL THIS 21
DAY OF October 2013.


CITY CLERK

PREPARED BY:
CODE ENFORCEMENT OFFICE
CITY OF PLANTATION
451 NW 70th TERRACE
PLANTATION, FL 33317
TELEPHONE: 954-797-2267

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE16-01142

Petitioner,

vs.

DENTON II LLC

Respondent.

SUPPLEMENTAL ORDER/CLAIM OF LIEN

The City of Plantation, Special Magistrate, 400 NW 73rd Avenue, Plantation, Florida 33317, after due notice to the Respondent, and the Respondent's Agent not having appeared at the hearing herein, and the Special Magistrate having heard testimony at the Hearing to Confirm Fine held on July 21, 2016 and based on the evidence, the Special Magistrate enters the following findings of fact and order.

1. That the Special Magistrate did issue a Final Order on May 19, 2016 on the above captioned case commanding the Respondent, DENTON II LLC to bring the violations of the City of Plantation, Code of Ordinances, as to SECTION 25-45 (b) and SECTION 11-8 into compliance on or before June 18, 2016 or pay a fine in the amount of \$100.00 per day per violation for each day of non-compliance hereafter.

2. That said violations occurred on the following described real property situate, lying and being in Broward County, Florida to wit:

STREET ADDRESS: 411 NW 135 WAY, PLANTATION, FLORIDA

LEGAL DESCRIPTION FOR PROPERTY ID #5040 02 03 0280

SUNSHINE CITY 76-34 B LOT 11 BLK 2

3. That the Respondent, DENTON II LLC did not comply with the Final Order on or before the date specified therein.

4. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that the fine of \$100.00 per day per violation for violation of City of Plantation Code of Ordinances, SECTION 25-45 (b) and SECTION 11-8 as specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the Respondent, DENTON II LLC shall comply with said Final Order, plus the recovery of reasonable attorney's fees and costs in any foreclosure of the lien.

5. The fine confirmed above shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondent, DENTON II LLC in any county wherein a certified copy of this Supplemental Order/Claim of Lien is recorded.

6. If the fine is not satisfied within 90 days from the date of this Order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this order.

DONE AND ORDERED on this 21st day of July, 2016.



SPECIAL MAGISTRATE

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me on this 21st day of July, 2016 by STEVEN E. EISENBERG, the Special Magistrate of the City of Plantation, who is personally known to me.

Verlen B. Fox
Notary Signature

Verlen B. Fox
Printed Name of Notary

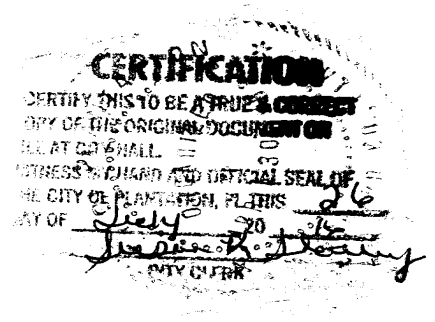
Notary Stamp



RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed Order was received by the Principal Office Assistant and entered into the Case Docket (Public Record) this 22 day of July, 2016.

Verlen B. Fox
Principal Office Assistant





City of Pompano Beach
100 West Atlantic Boulevard, Suite 307
Pompano Beach, Florida 33060

OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE 307
POMPANO BEACH, FLORIDA 33060

CITY OF POMPANO BEACH, FLORIDA

Petitioner,

vs.

DENTON II LLC

Respondent(s)

Case #:

18070022

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: DENTON II LLC

18305 Biscayne Blvd #400 Aventura, FL 33160

The City of Pompano Beach Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the City of Pompano Beach Special Magistrate did issue on 9/20/2018, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$100.00.

| Ordinance/Regulation | Violation Description/Correction | Order Date to Comply by | Date Complied | Daily Fine |
|--|--|-------------------------|---------------|------------|
| 96.26(C)(3) Public Nuisance; Overgrowth of Grass/Weeds | The following are declared to be public nuisances when occurring upon any street, sidewalk, alley, or other public place or property, or upon any private property: The presence of grass and/or weeds in excess of 12 inches in height from the ground u... UNMAINTAINED VACANT LOT NORTH OF 228 NE 14 AVE. PLEASE MAINTAIN LOT - CUT GRASS/WEEDS/HEDGES ETC. | 10/19/2018 | | \$100.00 |

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 484236030410

LEGAL DESCRIPTION: OCEAN WAY PARK 5-21 B LOT 18 S1/2 BLK 3

STREET ADDRESS: NE 14 AVE, POMPANO BEACH, FL 33060

CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA
I HEREBY CERTIFY that the foregoing is a true and correct copy of Order of Imposition of Fine and Claim of Lien as filed in the Office of the Special Magistrate. Witness my hand and official Seal in the CITY OF POMPANO BEACH, FLORIDA this 8th day of November, 2018.
Kerwin Alfred, Deputy City Clerk

5

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Collings, R**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Inspector. **Additionally, a fine of \$100.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 37 of the City of Pompano Beach Code of Ordinances, as currently enacted or as may be amended from time to time. The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.


You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a final administrative order of the Special Magistrate for the City of Pompano Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this 24th day of October 2018

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF BROWARD

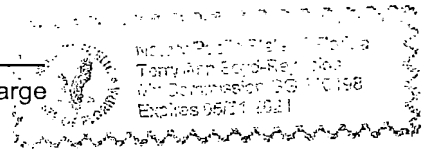
The foregoing instrument was acknowledged before me this 24th day of October, 2018 by Socaelia Parnell and Alan L. Grubel, Clerk and Special Magistrate, respectively, of the City of Pompano Beach, who are personally known to me and who did not take an oath.

My Commission Expires:



NOTARY PUBLIC, State of Florida at Large

TERRY-ANN BOYD-REYNOLDS



Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Pompano Beach.



City of Pompano Beach
100 West Atlantic Boulevard, Suite 307
Pompano Beach, Florida 33060

OFFICE OF THE SPECIAL MAGISTRATE

CITY OF POMPANO BEACH, FLORIDA

Case #: 18070022

Petitioner,

vs.

DENTON II LLC

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

IN RE:

STREET ADDRESS: NE 14 AVE, POMPANO BEACH, FL 33060

FOLIO: 484236030410

LEGAL DESCRIPTION: OCEAN WAY PARK 5-21 B LOT 18 S1/2
BLK 3

The City of Pompano Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday, September 20, 2018, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the City of Pompano Beach Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

| Ordinance/Regulation | Violation Description/Correction | Order Date to Comply by | Date Complied | Daily Fine |
|--|---|-------------------------|---------------|------------|
| 96.26(C)(3) Public Nuisance; Overgrowth of Grass/Weeds | The following are declared to be public nuisances when occurring upon any street, sidewalk, alley, or other public place or property, or upon any private property: The presence of grass and/or weeds in excess of 12 inches in height from the ground u... UNMAINTAINED VACANT LOT NORTH OF 228 NE 14 AVE. PLEASE MAINTAIN LOT - CUT GRASS/WEEDS/HEDGES ETC. | 10/19/2018 | | \$100.00 |

Notes:

\$100.00 COST DUE

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Collings, R**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Repeat violations can be fined up to \$5000.00 per day. (Section 162.09, Florida Statutes). Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached. The Special Magistrate has also assessed an additional fine of \$100.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 37 of the City of Pompano Beach Code of Ordinances.

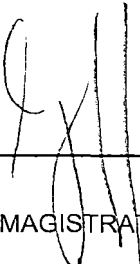
Respondents may appeal any decision with respect to any matter considered by the City of Pompano Beach Special Magistrate. An appeal must be filed within (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, 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 to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Inspector at 954-786-4361

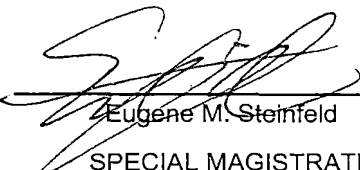
DONE AND ORDERED this 20th day of September 2018

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA



SPECIAL MAGISTRATE CLERK



Eugene M. Steinfeld
SPECIAL MAGISTRATE

Note: Payments should be mailed to the above address made payable to The City of Pompano Beach.

RESOLUTION NO. 2019- 151

**CITY OF POMPANO BEACH
Broward County, Florida**

03.7
CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA
I HEREBY CERTIFY that the foregoing is a true and
correct copy of Resolution 2019-151
as filed in the office of City Clerk
WITNESS my hand and official Seal in the CITY OF
POMPANO BEACH, FLORIDA, this 2 day of
May, A.D. 2019
Kevin Alford Deputy City Clerk

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY
OF POMPANO BEACH PURSUANT TO CHAPTER 96 OF THE
CITY'S CODE OF ORDINANCES, ASSESSING THE CITY'S
COSTS FOR ABATING PUBLIC NUISANCE CONDITIONS ON
REAL PROPERTY(IES) IN THE CITY AND PROVIDING
THAT UPON THE RECORDING OF THIS RESOLUTION SAID
ASSESSMENT, INCLUDING ADMINISTRATION AND
INSPECTION COSTS, SHALL BE A LIEN AGAINST THE
PROPERTY(IES) WHICH SHALL BEAR INTEREST AS SET
FORTH IN SECTION 55.03, FLORIDA STATUTES, AND BE
CO-EQUAL WITH LIENS OF AD VALOREM TAXES;
DIRECTING THE CITY CLERK TO RECORD A CERTIFIED
COPY OF THE RESOLUTION AND TO PROVIDE OWNER(S)
WITH A NOTICE OF LIEN; PROVIDING AN EFFECTIVE
DATE.**

WHEREAS, pursuant to Chapter 96 of the Code of Ordinances of the City of Pompano Beach
(the "Code") entitled "Health and Safety", the City Manager or the City Manager's agent or assigns
(the "City's Designated Representative") declared that a public nuisance existed on the real
property(ies) described in the list attached hereto and made a part hereof; and

WHEREAS, as provided by § 96.28 of the Code, the City's Designated Representative
inspected said property(ies) and determined that a public nuisance as defined by § 96.26 of the Code
existed, and thereafter provided the respective property owner(s) with written notice that described
the subject nuisance(s) and advised if the owner(s) did not abate the nuisance(s) within seven (7) days
or file a written request for a hearing within five (5) days, the City of Pompano Beach (the "City")
would proceed to correct the public nuisance condition(s) and the cost thereof, including inspection,
administration and collection costs would be levied as an assessment against the property(ies); and

WHEREAS, the property owner(s) failed to timely abate the nuisance(s) existing upon the property(ies) or request a hearing pursuant to § 96.30 of the Code, or the property owner(s) did request and receive a hearing which resulted in a determination that public nuisance conditions existed on the property(ies) and the owner(s) thereafter failed to timely abate said public nuisance(s); and

WHEREAS, the City, through agents or contractors, did therefore enter upon the property(ies) and incur costs to abate the public nuisance(s); and

WHEREAS, pursuant to § 96.32 of the Code, the City Commission desires to assess the City's costs to abate the subject public nuisance(s), including inspection and administration, which shall serve as a lien against the property(ies) described in the exhibit to this Resolution co-equal with liens of ad valorem taxes and prior in dignity to any other lien, including mortgages, irrespective of the date of recording of the lien or the date of recording any mortgage or other lien on the property, and such lien shall survive any action to foreclose such inferior lien; and

WHEREAS, such assessment, pursuant to Section 96.32 of the Code, shall bear interest as set forth in F. S. § 55.03 and if collection proceedings are necessary, property owner(s) would be assessed to pay the costs of such proceeding, including attorney's fees; now, therefore

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That assessments for the City's costs of abating nuisances in the individual amount(s) set forth in the attached exhibit are hereby levied against the subject property(ies) described therein and shall serve as a lien against the said property(ies) which shall be co-equal with liens of ad valorem taxes and prior in dignity to any other lien, including mortgages, irrespective of the date of recording of the lien or the date of recording any mortgage or other lien on the property, and such lien shall survive any action to foreclose such inferior lien

SECTION 2. That said assessments shall be legal, valid and binding obligations on the subject property(ies).

SECTION 3. That the City Clerk is directed to record a certified copy of this Resolution in the Public Records of Broward County and simultaneously send a Notice of Lien as prescribed in § 96.32 of the Code to the property owner(s).

SECTION 4. Upon the date and time of recording of the certified copy of this Resolution in the Public Records, a lien shall become effective on the property(ies) to secure the cost of abatement, including inspection and administration. Interest on said lien shall accrue at the per annum rate prescribed by § 55.03, Florida Statutes, as now enacted or as may hereafter be amended.

SECTION 5. If collection proceeds are necessary and instituted, the cost of such proceeding, including reasonable attorney's fees, shall be assessed against the property owner(s).

SECTION 6. That this Resolution shall become effective immediately from the date of adoption.

PASSED AND ADOPTED this 23rd day of April, 2019.



REX HARDIN, MAYOR

ATTEST:



ASCELETA HAMMOND, CITY CLERK

MEB/jrm
4/3/19
I:reso/2019-157

NOTICES OF PUBLIC NUISANCE/NOTICE OF ASSESSMENT BATCH REPORT

Resolution No. 4/23/2019

| Date Issue | Case | Owner Info | Address/Folio/Legal Desc | Date Abated | | | |
|------------|--------------------------------|--|--|-------------|----------|---------|----------|
| 10/1/2018 | 173207 | R VALDES HOLDINGS LLC 2340 SE 8 ST POMPANO BEACH, FL 33062 | 3228 NE 5 ST, POMPANO BEACH, FL 33062 484331080110 SILVER BEACH 22-32 B LOT 12 | 10/26/2018 | | | |
| Book/Page | Contractor | | Abatement | Admin Fee | Total | Payment | Balance |
| | PRECISION CUTS LAWN CARE, INC. | | \$434.96 | \$101.00 | \$535.96 | \$0.00 | \$535.96 |

| 10/3/2018 | 172694 | KASSIS DEVELOPMENT GROUP INC 2331 N STATE ROAD 7 STE 221 LAUDERHILL, FL 33313 | 3229 NE 5 ST, POMPANO BEACH, FL 33062 484331080290 - SILVER BEACH 22-32 B LOT 32, LESS S 5 PER OR 41647/620 | 10/26/2018 | | | |
|-----------|--------------------------------|---|--|------------|----------|---------|----------|
| Book/Page | Contractor | | Abatement | Admin Fee | Total | Payment | Balance |
| | PRECISION CUTS LAWN CARE, INC. | | \$641.25 | \$101.00 | \$742.25 | \$0.00 | \$742.25 |

| 10/3/2018 | 172693 | KASSIS DEVELOPMENT GROUP INC 2331 N STATE ROAD 7 STE 221 LAUDERHILL, FL 33313 | 3225 NE 5 ST, POMPANO BEACH, FL 33062 484331080280 SILVER BEACH 22-32 B LOT 31, LESS S 5 PER OR 41647/620 | 10/26/2018 | | | |
|-----------|--------------------------------|---|--|------------|----------|---------|----------|
| Book/Page | Contractor | | Abatement | Admin Fee | Total | Payment | Balance |
| | PRECISION CUTS LAWN CARE, INC. | | \$470.25 | \$101.00 | \$571.25 | \$0.00 | \$571.25 |

| | | | | | | | |
|------------|--------|---|--|------------|--|--|--|
| 10/19/2018 | 174121 | FANEUIL INVESTORS GROUP LP 88 WHARF ST # D MILTON, MA 02186 | NW 16 AVE, POMPANO BEACH, FL 33069 484234020130 SEABOARD HIGHLANDS 15-30 B LOT 1 LESS ST RD RW/2 LESS ST RD R/W BLK 2 | 12/21/2018 | | | |
|------------|--------|---|--|------------|--|--|--|

NOTICES OF PUBLIC NUISANCE/NOTICE OF ASSESSMENT BATCH REPORT

Resolution No. 4/23/2019

| Date Issue | Case | Owner Info | Address/Folio/Legal Desc | Date Abated | | | |
|------------|---------------------------|------------|--------------------------|-------------|----------|---------|----------|
| Book/Page | Contractor | | Abatement | Admin Fee | Total | Payment | Balance |
| | R&A WOODS ENTERPRISES INC | | \$315.81 | \$101.00 | \$416.81 | \$0.00 | \$416.81 |

| 10/19/2018 | 174128 | KING,F & EMMA L 613 NW 15 AVE POMPANO BEACH, FL 33069 | 109 NW 16 AVE, POMPANO BEACH, FL 33069 484234030740 SEABOARD HIGHLANDS ADDITION 19-13 B LOT 14 BLK 6 | 12/21/2018 | | | |
|------------|---------------------------|---|---|------------|----------|---------|----------|
| Book/Page | Contractor | | Abatement | Admin Fee | Total | Payment | Balance |
| | R&A WOODS ENTERPRISES INC | | \$482.63 | \$101.00 | \$583.63 | \$0.00 | \$583.63 |

| 11/10/2018 | 175914 | MABREY THOMSON JR REV TR 3930 INEAL DR CUMMING, GA 30028 | 1151 NE 23 ST, POMPANO BEACH, FL 33064 484224170910 CRESTHAVEN NO 7 43-10 B LOT 19 BLK 3 | 12/18/2019 | | | |
|------------|---------------------------------------|--|--|------------|----------|---------|----------|
| Book/Page | Contractor | | Abatement | Admin Fee | Total | Payment | Balance |
| | SKKV PROPERTY MAINTENANCE CONTROL LLC | | \$442.40 | \$101.00 | \$543.40 | \$0.00 | \$543.40 |

| 1/2/2019 | 178852 | CHURCH OF JESUS CHRIST OF LATTER -DAY SAINTS TAX ADMINISTRATION 50 E NORTH TEMPLE ST SALT LAKE CITY, UT 84150-9001 | NE 33 ST, POMPANO BEACH, FL 33064 484224010273 SUB OF 1-8 PB 24-48-42 PT OF TRS 21 & 22 DESC'D AS, COMM AT SW COR OF NE1/4 OF SW1/4 OF NW1/4 OF SEC 24, N 25 TO POB, CONT N 601.22, E 390.33, SWLY 623.54, W 224.09 TO POB | 2/9/2019 | | | |
|-----------|-----------------------------|---|---|-----------|----------|---------|----------|
| Book/Page | Contractor | | Abatement | Admin Fee | Total | Payment | Balance |
| | R&R HONEST MAN LAWN SERVICE | | \$625.70 | \$101.00 | \$726.70 | \$0.00 | \$726.70 |

NOTICES OF PUBLIC NUISANCE/NOTICE OF ASSESSMENT BATCH REPORT

Resolution No. 4/23/2019

| Date Issue | Case | Owner Info | Address/Folio/Legal Desc | Date Abated | | | |
|------------|------|------------|--------------------------|-------------|--|--|--|
|------------|------|------------|--------------------------|-------------|--|--|--|

| 1/3/2019 | 178903 | UPSCALE PROPERTIES LLC % GREGORY GASKIN 2541 NW 1 ST BOYNTON BEACH, FL 33435-1725 | NW 5 AVE, POMPANO BEACH, FL 33060 484235420090 PINWOOD HEIGHTS 23-23 B LOT 17 BLK 1 | 6/8/2018 | | | |
|-----------|-----------------------------|--|---|-----------|----------|---------|----------|
| Book/Page | Contractor | | Abatement | Admin Fee | Total | Payment | Balance |
| | MARQUIS LAWN CARE PROS, LLC | | \$201.13 | \$101.00 | \$302.13 | \$0.00 | \$302.13 |

| 1/15/2019 | 180084 | DENTON II LLC 18305 BISCAYNE BLVD #400 AVENTURA, FL 33160 | NE 14 AVE, POMPANO BEACH, FL 33060 484236030410 OCEAN WAY PARK 5-21 B LOT 18 S 1/2 BLK 3 | 6/8/2019 | | | |
|-----------|------------------------|---|--|-----------|----------|---------|----------|
| Book/Page | Contractor | | Abatement | Admin Fee | Total | Payment | Balance |
| | MARQUIS LAWN CARE PROS | | \$323.05 | \$101.00 | \$424.05 | \$0.00 | \$424.05 |

| | |
|------------------------------------|------------|
| Total Cases for Nuisance Abatement | 9 |
| Total Cost of Abatement | \$3,937.18 |
| Total Administrative Cost | \$909.00 |
| Total Cost of Nuisance Abatement | \$4,846.18 |
| Total Payments | \$0.00 |
| Balance | \$4,846.18 |

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

DATE: October 1st, 2019

PROPERTY ID # 484236-03-0410 (TD # 43154)

WARNING

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

DENTON II LLC
18305 BISCAYNE BLVD #400
AVENTURA, FL 33160

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NE 14 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by October 31, 2019\$5,486.02

Or

* Estimated Amount due if paid by November 12, 2019\$5,556.03

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 13, 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: October 1st, 2019

PROPERTY ID # 484236-03-0410 (TD # 43154)

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DENTON II LLC
PO BOX 100736
ATLANTA, GA 30384-9584

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

DATE: October 1st, 2019

PROPERTY ID # 484236-03-0410 (TD # 43154)

WARNING

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

CITY OF PLANTATION CITY CLERK'S OFFICE
400 NW 73RD AVENUE
PLANTATION, FL 33317

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

DATE: October 1st, 2019

PROPERTY ID # 484236-03-0410 (TD # 43154)

WARNING

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

CITY OF PLANTATION CODE ENFORCEMENT OFFICE
451 NW 70TH TERRACE
PLANTATION, FL 33317

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www.broward.org/recordstaxestreasury

DATE: October 1st, 2019

PROPERTY ID # 484236-03-0410 (TD # 43154)

WARNING

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CITY OF PLANTATION SPECIAL MAGISTRATE
400 NW 73RD AVENUE
PLANTATION, FL 33317

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

* Estimated Amount due if paid by October 31, 2019\$5,486.02

Or

* Estimated Amount due if paid by November 12, 2019\$5,556.03

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 13, 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

DATE: October 1st, 2019

PROPERTY ID # 484236-03-0410 (TD # 43154)

WARNING

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

CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FL 33060

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

DATE: October 1st, 2019

PROPERTY ID # 484236-03-0410 (TD # 43154)

WARNING

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

CITY OF POMPANO BEACH OFFICE OF THE SPECIAL MAGISTRATE

100 WEST ATLANTIC BOULEVARD, SUITE 307
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NE 14 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: October 1st, 2019
PROPERTY ID # 484236-03-0410 (TD # 43154)

WARNING

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

CITY OF POMPANO BEACH OFFICE OF THE SPECIAL MAGISTRATE

100 WEST ATLANTIC BOULEVARD, SUITE #420
POMPANO BEACH, FL 33060

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

DATE: October 1st, 2019

PROPERTY ID # 484236-03-0410 (TD # 43154)

WARNING

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

CITY OF POMPANO BEACH OFFICE OF THE SPECIAL MASTER

100 W. ATLANTIC BOULEVARD
POMPANO BEACH, FL

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

DATE: October 1st, 2019

PROPERTY ID # 484236-03-0410 (TD # 43154)

WARNING

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

FRANCES LLOYD
19121 FOX LANDING DRIVE
BOCA RATON, FL 33434

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

DATE: October 1st, 2019

PROPERTY ID # 484236-03-0410 (TD # 43154)

WARNING

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JONATHAN R POLITANO, REGISTERED AGENT O/B/O DENTON II LLC

18305 BISCAYNE BLVD SUITE 400
AVENTURA, FL 33160

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DATE: October 1st, 2019

PROPERTY ID # 484236-03-0410 (TD # 43154)

WARNING

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*GLG GROUP LLC
234 NE 14 AVE
POMPANO BEACH, FL 33060

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

DATE: October 1st, 2019

PROPERTY ID # 484236-03-0410 (TD # 43154)

WARNING

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*INTERNATIONAL INVESTMENT PARTNERS LLC
228 NE 14 AVE
POMPANO BEACH, FL 33060

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*LOUIS, VICONTE FORTULUS, MADELEINE
1402 NE 4 ST 1-4
POMPANO BEACH, FL 33060

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

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Street

City

TD 43154 NOVEMBER 2019 WARNING

DENTON II LLC

PO BOX 100736

ATLANTA, GA 30384-9584

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

See Reverse for Instructions

7019 0700 0000 6275 6518

7019 0700 0000 6275 6525

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Street an

City, State, ZIP

TD 43154 NOVEMBER 2019 WARNING
CITY OF PLANTATION CITY CLERK'S OFFICE
400 NW 73RD AVENUE
PLANTATION, FL 33317

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

See Reverse for Instructions

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

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Street

City, State, ZIP+4

TD 43154 NOVEMBER 2019 WARNING

CITY OF PLANTATION

CODE ENFORCEMENT OFFICE

451 NW 70TH TERRACE

PLANTATION, FL 33317

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

See Reverse for Instructions

7017 2680 0000 4978 9259

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Postage

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Total

\$

Sent

Street

City, St

TD 43154 NOVEMBER 2019 WARNING
CITY OF PLANTATION SPECIAL MAGISTRATE
400 NW 73RD AVENUE
PLANTATION, FL 33317

7017 2680 0000 4978 9242

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Postage

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Total Pk

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Sent To

Street or

City, State

TD 43154 NOVEMBER 2019 WARNING
CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FL 33060

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

See Reverse for Instructions

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

Postmark
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Postage

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Total Price

\$

Sent To

Street or

City, State

TD 43154 NOVEMBER 2019 WARNING
CITY OF POMPANO BEACH
OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, STE 307
POMPANO BEACH FL 33062

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

See Reverse for Instructions

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

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OFFICE OF THE SPECIAL MAGISTRATE

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OFFICE OF THE SPECIAL MASTER
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BOCA RATON, FL 33434

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City, St.

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JONATHAN R POLITANO, AGENT

O/B/O DENTON II LLC

18305 BISCAYNE BLVD SUITE 400

AVENTURA, FL 33160

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*GLG GROUP LLC

234 NE 14 AVE

POMPANO BEACH, FL 33060

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Partners LLC

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City, State **POMPAHO BEACH, FL 33060**

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City, State

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