



A service of **Grant Street Group**

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

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

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 12/13/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/12/2019

CERTIFICATE # 2016-9464

ACCOUNT # 494229130380

ALTERNATE KEY # 347146

TAX DEED APPLICATION # 44712

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Lot 5, Block 8, GOLDEN RIDGE, according to the Plat thereof, as recorded in Plat Book 57, at Page 12, of the Public Records of Broward County, Florida, Less the West 30 feet.

PROPERTY ADDRESS: NW 24 STREET, FORT LAUDERDALE FL 33311

OWNER OF RECORD ON CURRENT TAX ROLL:

STEVEN S GARRETT

6350 SW 1 CT

PEMBROKE PINES, FL 33023-1204

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

STEVEN S. GARRETT

OR: 36079, Page: 188

6350 SW 1ST CT

PEMBROKE PINES, FL 33023-1204 (Per Tax Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

IDE TECHNOLOGIES, INC.

3100 N. 29 COURT

HOLLYWOOD, FL 33020 (Tax Deed Applicant)

CITY OF FORT LAUDERDALE

Instrument: 113336235

CITY COMMISSION

(Per Resolution. No address found on document.)

BROWARD COUNTY

Instrument: 113837242

CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

CODE ENFORCEMENT SECTION

1 N. UNIVERSITY DRIVE, BLDG. B

MAILBOX #102A

PLANTATION, FL 33324 (Per Order)

CITY OF WEST PARK
1965 S. STATE ROAD 7
WEST PARK, FL 33023 (Per Order)

Instrument: 114039180

BROWARD COUNTY
CODE ENFORCEMENT
BOARD II/SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 NORTH UNIVERSITY DRIVE, BOX #302
PLANTATION, FL 33324-2038 (Per Liens)

Instrument: 114382927

Instrument: 114382928

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 29 13 0380

CURRENT ASSESSED VALUE: \$16,050

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Quit Claim Deed

OR: 11113, Page: 497

(Best image available)

Final Judgment Quieting Title

OR: 37112, Page: 51

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

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

Christina Young

Title Examiner



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 24 STREET, FORT LAUDERDALE FL 33311	ID #	4942 29 13 0380
Property Owner	GARRETT, STEVEN S	Millage	0312
Mailing Address	6350 SW 1 CT PEMBROKE PINES FL 33023-1204	Use	00
Abbr Legal Description	GOLDEN RIDGE 57-12 B LOT 5 BLK 8, LESS W 30		

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
2019	\$16,050		\$16,050	\$9,480	
2018	\$12,480		\$12,480	\$8,620	\$181.23
2017	\$10,700		\$10,700	\$7,840	\$553.74

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$16,050	\$16,050	\$16,050	\$16,050
Portability	0	0	0	0
Assessed/SOH	\$9,480	\$16,050	\$9,480	\$9,480
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	\$9,480	\$16,050	\$9,480	\$9,480

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/18/2003	TXD	\$7,800	36079 / 188	\$4.50	3,566	SF
8/1/1983	QCD	\$500	11113 / 497			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #44712

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 April 2020, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

STEVEN S. GARRETT 6350 SW 1ST CT PEMBROKE PINES, FL 33023-1204	BROWARD COUNTY CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE, BROWARD COUNTY BOARD OF COMMISSIONERS, PLANNING AND DEVELOPMENT MANAGEMENT DIVISION, CODE ENFORCEMENT SECTION 1 NORTH UNIVERSITY DRIVE, BOX #302 PLANTATION, FL 33324-2038	BROWARD COUNTY CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE, BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS, PLANNING AND DEVELOPMENT MANAGEMENT DIVISION, CODE ENFORCEMENT SECTION 1 N. UNIVERSITY DRIVE, BLDG. B, MAILBOX #102A PLANTATION, FL 33324	CITY OF FORT LAUDERDALE, CITY COMMISSION 100 N ANDREWS AVE FT LAUDERDALE, FL 33301
CITY OF WEST PARK 1965 S. STATE ROAD 7 WEST PARK, FL 33023	CHRISTOPHER LLC 4302 HOLLYWOOD BLVD #335 HOLLYWOOD, FL 33021	CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FORT LAUDERDALE, FL 33301	FERNANDO E AMUCHASTEGUI 3559 MAGELLAN CIR APT 322 AVENTURA, FL 33180
MARK EVANS KASS ESQUIRE 1497 NW 7TH STREET MIAMI, FL 33125	PUBLIC LAND % CITY OF FORT LAUDERDALE 100 N ANDREWS AVE FORT LAUDERDALE, FL 33301	SMITH, LOUISE M 3031 NW 21 ST FORT LAUDERDALE, FL 33311	STEVEN S GARRETT 2631 SW 5 STREET FT LAUDERDALE, FL 33312
STEVEN S GARRETT 2897 NW 11 PL FORT LAUDERDALE, FL 33311	STEVEN S GARRETT 720 HARRIS TER UNINCORPORATED, FL 33311	STEVEN S GARRETT 4557 N JEFFERSON AVE MIAMI BEACH, FL 33140	

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 April 2020 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy **Juliette M. Aikman**

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Broward County, Florida

INSTR # 116346403
Recorded 02/12/20 at 02:30 PM
Broward County Commission
1 Page(s)
#3

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 44712

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: 494229-13-0380
Certificate Number: 9464
Date of Issuance: 05/25/2017
Certificate Holder: IDE TECHNOLOGIES, INC
Description of Property: GOLDEN RIDGE 57-12 B
LOT 5 BLK 8, LESS W 30

Name in which assessed: GARRETT, STEVEN S
Legal Titleholders: GARRETT, STEVEN S
6350 SW 1 CT
PEMBROKE PINES, FL 33023-1204

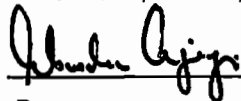
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of May, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

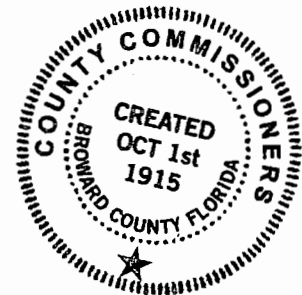
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 3rd day of February, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 04/16/2020, 04/23/2020, 04/30/2020 & 05/07/2020
Minimum Bid: 2006.48

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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LOT 5 BLK 8, LESS W 30

Name in which assessed: GARRETT, STEVEN S
Legal Titleholders: GARRETT, STEVEN S
6350 SW 1 CT
PEMBROKE PINES, FL 33023-1204

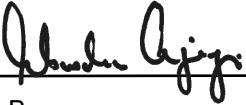
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of May, 2020. 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.deeduction.net
**Pre-registration is required to bid.*

Dated this 18th day of February, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 04/16/2020, 04/23/2020, 04/30/2020 & 05/07/2020
Minimum Bid: 2411.48

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

RETURN OF SERVICE



Sheriff # 20016569

Court Case # TD 44712

Broward County, Florida VS Steven S Garrett

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Garrett S Steven NW 24 Street Vacant Residential Fort Lauderdale FL 33311**

Served:

Not Served:

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

Date: 04/10/2020 Time: 3:28 PM

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

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

COMMENTS: Posted on vacant lot on 24 St. across from 30 Terr. Close to 3000 NW 24 St.

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: *C. Mitchell* 11002

D.S.

C. Mitchell, #11002

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494229-13-0380 (TD #44712)

RECEIVED SHERIFF
2020 APR -7 AM 9:56

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by April 30, 2020\$2,140.43
- Or
- * Amount due if paid by May 19, 2020\$2,162.41

*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 May 20, 2020 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

GARRETT, STEVEN S
NW 24 STREET
FORT LAUDERDALE, FL 33311
VACANT RESIDENTIAL

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

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
ONE NORTH UNIVERSITY DRIVE, PLANTATION, FL 33324**

NOTICE OF LIEN

CASE NO.: 16-0760

KNOW ALL PERSONS by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of this ORDER IMPOSING PENALTY AND LIEN (attached) has been recorded in the Public Records of Broward County, Florida, and, therefore, constitutes a lien against the real property owned by:

**Garrett, Steven S.
6350 SW 1 Court
Pembroke Pines, FL 33023**

and legally described as:

Address: 2897 NW 11 Place, Fort Lauderdale, FL 33311

LEGAL DESCRIPTION: Washington Park Fourth Add 22-44B, Lot 11 Block 60

FOLIO NUMBER: 9232-01-6200

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure, if unpaid and if the subject property is non-homestead-exempt, within three (3) months of the recording date.

BROWARD COUNTY
CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE

BY: *Venice Cook*
Print Name: **VENICE COOK**

Title: *ADMINISTRATIVE ASSISTANT*

The foregoing instrument was acknowledged before me this 19 day of July, 2016 by Venice Cook, well known to be the person who acknowledged before me that he/she executed the foregoing instrument on behalf of the CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE, for the purposes therein expressed, and who was duly authorized to do so.

(SEAL)

Robert J. Hickey
(Signature) Notary Public, State of Florida

ROBERT J. HICKEY
MY COMMISSION #EE870155
Name of Notary Public Printed or Stamped
Current through 1st State Insurance

ROBERT J. HICKEY
MY COMMISSION #EE870155
EXPIRES: FEB 01, 2017
Current through 1st State Insurance

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**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
PERMITTING, LICENSING, AND CONSUMER PROTECTION DIVISION
ZONING CODE SERVICES SECTION
ONE NORTH UNIVERSITY DRIVE, PLANTATION, FL 33324**

BROWARD COUNTY, a political subdivision
of the State of Florida
Complainant

CASE NO.: 16-0760
CODE ENFORCEMENT BOARD II/
SPECIAL MAGISTRATE

v.
Garrett, Steven S.
6350 SW 1 Court
Pembroke Pines, FL 33023
Respondent

**ORDER IMPOSING
PENALTY AND
LIEN**

(REPEAT VIOLATION)

THIS CAUSE previously came on for public hearing before the BROWARD COUNTY CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE on March 3, 2016, after due notice to the RESPONDENT(S); at which time the SPECIAL MAGISTRATE heard testimony under oath, received evidence and issued an oral FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER, which was reduced to writing and furnished to RESPONDENT(S). The RESPONDENT(S) was/were found to have allowed the following violation of the real property herein described:

Violation: Failure to maintain property and swale free of overgrown groundcover and landscaping.
Code Section: 39-133(d)
Address: 2897 NW 11th Place, Fort Lauderdale, FL 33311 Folio number: 9232-01-6200
Legal desc.: Washington Park Fourth Add 22-44 B, Lot 11 Block 60

After due Notice of Repeat Violation and Hearing to the RESPONDENT(S), at a further public hearing before the SPECIAL MAGISTRATE on July 7, 2016, an AFFIDAVIT OF NONCOMPLIANCE bearing the date of June 7, 2016, was filed with the SPECIAL MAGISTRATE by the code enforcement officer, which AFFIDAVIT certifies under oath that a repeat violation of the prior order, more particularly described in Exhibit "B" attached hereto, had occurred and the required corrective action was not taken as necessary; and wherein the RESPONDENT(S) was/were given the opportunity to testify and submit evidence. After reviewing the evidence and testimony submitted, the SPECIAL MAGISTRATE determined that a repeat violation of the same code provision had occurred within five (5) years of the prior order.

Accordingly, the SPECIAL MAGISTRATE assessed the RESPONDENT penalties for the period of noncompliance of ~~7~~ days commencing June 7, 2016 (which was the date the repeat violation was first observed by the code enforcement officer) through and including June 14, 2016 ~~20~~ (which was the date that the violation was observed to be corrected). The accrued penalties of (\$ 25.00) Dollars per day for said period total (\$ 175.00) Dollars, plus (\$) Dollars for administrative costs.

Additionally, it is Ordered that the RESPONDENT reimburse the County (\$) Dollars for any costs for reasonable repairs made pursuant to Subsection 162.09(1), Florida Statutes, as set forth in the ORDER, attached hereto as Exhibit "A", if Broward County was so authorized.

THEREFORE IT IS HEREBY ORDERED that RESPONDENT pay to Broward County, Florida, (\$, 175.00) Dollars.

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
ONE NORTH UNIVERSITY DRIVE, PLANTATION, FL 33324**

This ORDER IMPOSING PENALTY/LIEN shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the property described above and upon all real and/or personal property owned by the RESPONDENT(S) pursuant to Chapter 162 Florida Statutes.

DONE AND ORDERED this 7th day of July, 2016.
BROWARD COUNTY CODE ENFORCEMENT BOARD/
SPECIAL MAGISTRATE

BY: [Signature]
SPECIAL MAGISTRATE

PRINT NAME: Garvin Caddy

I HEREBY CERTIFY that a true and correct copy of the above and foregoing ORDER IMPOSING PENALTY/LIEN has been filed for the record on JULY 7, 2016 and has been furnished to the Respondent(s) this 14 day of July, 2016, at the following address:
6350 SW 1 Ct, Pembroke Pines, FL 33023.

BY: [Signature]
Clerk for the Special Magistrate

Print Name: VENICE COOK
Planning and Development Management Division
CODE ENFORCEMENT SECTION
1 N. University Drive, Bldg. B, Mailbox #102A
Plantation, FL 33324

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
ONE NORTH UNIVERSITY DRIVE, PLANTATION, FL 33324**

EXHIBIT A

BROWARD COUNTY, a political subdivision
of the State of Florida,

CASE NO.: 15-1970
CODE ENFORCEMENT SPECIAL MAGISTRATE

Complainant

v. GARRETT, STEVEN S.
6350 SW 1 CT
PEMBROKE PINES, FL 33023

ORDER
Findings of Fact, Conclusions of Law,
and Final Order

Respondent(s)

THIS CAUSE came on for public hearing on **March 3, 2016**, after due notice to the Respondent(s); and the BROWARD COUNTY CODE ENFORCEMENT II/SPECIAL MAGISTRATE having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its FINAL ORDER as follows:

I. FINDINGS OF FACT:

- a. The Respondent(s) is(are) are not the (owners) of real property located at,
Address: 2897 NW 11 PL, Unincorporated, FL 33311
Folio#: 9232-01-6200
Legal Desc.: WASHINGTON PARK FOURTH ADD 22-44B LOT 11 BLK 60
- b. The Respondent(s) present at the hearing: (✓) Yes () No
- c. The record indicates that the Respondent(s) was/were properly served with a Notice of Hearing pursuant to Sec. 162.12, Florida State Statutes which alleges the following violation of the Broward County Code of Ordinances at the real property owned by the Respondent(s): **Section: 39-133(d); Overgrown groundcover and landscaping on property and /or swale.**
- d. At the hearing held on this matter, the Complainant presented testimony by the Broward County Code Enforcement Officer regarding the Officer's personal knowledge of the existence of the violation which reoccurred, which was brought into compliance prior to this hearing, and entered into record photographs of the subject property.
- e. The Respondent(s) (has/have) allowed: The presence of overgrown grasses, weeds and unkempt shrubbery constituting a public nuisance and in violation of Broward County Code of Ordinances.
- f. The violation (✓ was ___ was not) determined to be a serious threat to the public health, safety or welfare.

II. CONCLUSIONS OF LAW:

ACCORDINGLY, based on the testimony and evidence referenced above, the Complainant met it's burden of proving by substantial competent evidence that the foregoing FINDINGS OF FACT constitute a violation of the Broward County Code of Ordinances as alleged in the Notice of Hearing issued in this

case, did in fact exist on the subject property.

III. ORDER:

THEREFORE, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW it is hereby ORDERED that if the Respondent(s), is/(are) found to commit a repeat violation of this same code provision which is observed within five (5) years of the date of this order, the Respondent(s) may be subject to a fine not to exceed five hundred (\$500.00) dollars for each and every day the violation(s) continue(s) after being observed by a code enforcement inspector. In addition, in accordance with Florida State Statutes 162.09(1), if the violations are determined to be a threat to the public health, safety and welfare, the County may be authorized to remedy all violations and assess reasonable costs along with the fine.

The SPECIAL MAGISTRATE shall retain jurisdiction over this matter and the parties thereto during the time for compliance and in any matter relating to compliance or noncompliance with the SPECIAL MAGISTRATE'S ORDER, including a request for rehearing or a request for reduction of penalty or extension of the compliance date. Should a dispute arise concerning compliance, either party may request a further hearing before the SPECIAL MAGISTRATE within thirty (30) days from the date of this ORDER.

Failure to comply with this ORDER shall result in a code enforcement officer/inspector executing an AFFIDAVIT OF NONCOMPLIANCE, and will result in this matter coming before the SPECIAL MAGISTRATE for a further hearing, at which time you may appear to contest the Affidavit of Noncompliance. A hearing shall not be necessary for the SPECIAL MAGISTRATE to issue an ORDER IMPOSING PENALTY, which may be recorded in the public records of Broward County, Florida.

DONE AND ORDERED THIS 3 DAY OF MARCH, 2016.

**BROWARD COUNTY CODE ENFORCEMENT BOARD
SPECIAL MAGISTRATE**

BY: [Signature]
Print Name: J.M. MAUS

I HEREBY CERTIFY that a true and correct copy of the above and foregoing FINAL ORDER has been filed for record this 3 day of March, 2016, and a copy thereof furnished to the Respondent(s) this 4 day of March, 2016, at the following address: 0350 SW 1 CT PEMBROKE PINES, FL 33023.

CASE NO.: 15-1972

BY: [Signature]
CLERK FOR THE SPECIAL MAGISTRATE
Print Name: VENICE LOOK

EXHIBIT B

BROWARD COUNTY, a political subdivision
of the State of Florida,

Complainant

v. **GARRETT, STEVEN S**

Respondent(s)

CASE NO.: **15-1970**
CODE ENFORCEMENT BOARD II/
SPECIAL MAGISTRATE

**AFFIDAVIT OF
NONCOMPLIANCE**
(After Hearing)

STATE OF FLORIDA
COUNTY OF BROWARD

I, Gerald Henry, Code Enforcement Officer for Broward County Planning and Development Management Division, Code Enforcement Section, who, after being duly sworn, deposes and says:

1. That on March 3, 2016, the Broward County Code Enforcement SPECIAL MAGISTRATE held a public hearing and issued an ORDER in the above styled cause.
2. That, pursuant to said ORDER, RESPONDENT(S) was/were to have taken certain corrective action by or before N/A **(COMPLIED PRIOR TO FIRST HEARING - ADJUDICATION ONLY)**
3. That I performed an inspection of the property located at 2897 NW 11 PL, FORT LAUDERDALE, FL 33311 on June 7, 2016.
4. That the inspection revealed that the corrective action ordered by the SPECIAL MAGISTRATE has not been taken in that: Violation of Broward County Code Section: 39-133(d) still remains; **OVERGROWN GROUND COVER AND LANDSCAPING ON PROPERTY AND/OR SWALE..**

FURTHER AFFIANT SAYETH NOT.

Dated this 1st day of JUNE, 2016.

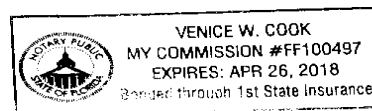
Signature of Code Enforcement Officer

Print Name: Gerald Henry

PERSONALLY appeared before, the undersigned authority, duly authorized to administer oaths and take acknowledgments, GERALD HENRY, who first being duly sworn, acknowledges before me that the information contained herein is true and correct. He/she is personally known to me and did take an oath.

WITNESS my hand and official seal this 7 day
of June, 2016.

Notary Public



5

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

NOTICE OF LIEN
CASE NO.: 16-1405

KNOW ALL PERSONS by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of this ORDER IMPOSING PENALTY AND LIEN (attached) has been recorded in the Public Records of Broward County, Florida, and, therefore, constitute a lien against the real property owned by:

**GARRETT, STEVEN S.
6350 SW 1 CT
PEMBROKE PINES FL 33023**

and legally described as:

Address: 720 HARRIS TERRACE, UNINCORPORATED FL 33311

LEGAL DESCRIPTION: HARRIS SUB 21-40 BLOT 1 BLK 1

FOLIO NUMBER: 0205-10-0010

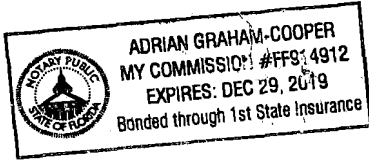
The amount stated herein remains an unpaid balance of \$2,500.00.

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure, if unpaid and if the subject property is non-homestead-exempt, within three (3) months of the recording date.

BROWARD COUNTY
CODE ENFORCEMENT BOARD II/SPECIAL
MAGISTRATE
BY: *Venice Cook*
Print Name: VENICE COOK
Title: ADMINISTRATIVE ASSISTANT

The foregoing instrument was acknowledged before me this 12th day of May, 2017, by Venice Cook, well known to be the person who acknowledged before me that he/she executed the foregoing instrument on behalf of the CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE, for the purposes therein expressed, and who was duly authorized to do so.

(SEAL)



Adrian Graham-Cooper
(Signature) Notary Public, State of Florida
ADRIAN GRAHAM-COOPER
Name of Notary Typed, Printed or Stamped

6

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

BROWARD COUNTY, a political subdivision
of the State of Florida,

Complainant

CASE NO.: **16-1405**
CODE ENFORCEMENT BOARD II/
SPECIAL MAGISTRATE

v. **GARRETT, STEVEN S.**
6350 SW 1 CT
PEMBROKE PINES FL 33023

Respondent

**ORDER IMPOSING
PENALTY AND LIEN**

THIS CAUSE came on for public hearing before the BROWARD COUNTY CODE ENFORCEMENT BOARD SPECIAL MAGISTRATE on December 1, 2016, after due notice to the RESPONDENT(S); at which time the SPECIAL MAGISTRATE heard testimony under oath, received evidence and issued oral FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER, which was reduced to writing and furnished to RESPONDENT(S).

Said ORDER required RESPONDENT(S) to take certain corrective action by a time certain, as more specifically set forth in that ORDER, attached hereto as Exhibit "A" for violations on the following property:

Address: 720 HARRIS TERRACE, UNINCORPORATED FL 33311 Folio number: 0205-10-0010
Legal desc.: HARRIS SUB 21-40 BLOT 1 BLK 1

After due notice to the RESPONDENT(S), at a further public hearing before the SPECIAL MAGISTRATE ON April 6, 2017, an AFFIDAVIT OF NONCOMPLIANCE bearing the date of February 28, 2017 was filed with the SPECIAL MAGISTRATE by the code enforcement officer, which AFFIDAVIT certifies under oath that the required corrective action was not taken as ordered, more particularly described in Exhibit "B" attached hereto; and wherein the RESPONDENT(S) was/were given the opportunity to contest the Affidavit of Noncompliance. The SPECIAL MAGISTRATE determined that the RESPONDENT(S) did not comply with the ORDER dated December 1, 2016.

Accordingly, the SPECIAL MAGISTRATE assessed the RESPONDENT penalties for the period of noncompliance of (66) days commencing January 30, 2017 (which was the date of required compliance) through and including April 6, 2017. The accrued penalties of (\$100.00) Dollars per day for said period total (\$6,600.00) Dollars, plus the previously ordered (\$0.00) Dollars for administrative costs.

Additionally, it is Ordered that the RESPONDENT reimburse the County (\$0.00) Dollars for any costs for reasonable repairs made pursuant to Subsection 162.09(1), Florida Statutes, as set forth in the ORDER, attached hereto as Exhibit "A", if Broward County was so authorized.

**THEREFORE IT IS HEREBY ORDERED that RESPONDENT pay to Broward County, Florida,
(~~\$6,600.00~~) Dollars.**

GE ~~\$6,600.00~~
\$2,500.00

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

This ORDER IMPOSING PENALTY/LIEN shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the property described above and upon all real and/or personal property owned by the RESPONDENT(S) pursuant to Chapter 162 Florida Statutes.

DONE AND ORDERED this 6th day of April, 2017.

BROWARD COUNTY CODE ENFORCEMENT BOARD/
SPECIAL MAGISTRATE

BY: [Signature]
SPECIAL MAGISTRATE

Print Name: Grish Colay

I HEREBY CERTIFY that a true and correct copy of the above and foregoing ORDER IMPOSING PENALTY/LIEN has been filed for the record on APRIL 6, 2017 and has been furnished to the Respondent(s) this ___ day of _____, 20___, at the following address: _____

BY: [Signature]
Clerk for the Special Magistrate

Print Name: VENICE COOK

Planning and Development Management Division
CODE ENFORCEMENT SECTION
1 North University Drive, Box #302
Plantation, FL 33324-2038

EXHIBIT "A"

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

BROWARD COUNTY , a political subdivision
of the State of Florida,

CASE NO.: **16-1405**
CODE ENFORCEMENT SPECIAL MAGISTRATE

Complainant

v. **GARRETT, STEVEN S.**
6350 SW 1 CT
PEMBROKE PINES FL 33023

ORDER Findings of Fact, Conclusions of Law, and Final Order
--

Respondent(s)

_____ /

THIS CAUSE came on for public hearing on DECEMBER 01, 2016, after due notice to the Respondent(s); and the BROWARD COUNTY CODE ENFORCEMENT II/SPECIAL MAGISTRATE (SPECIAL MAGISTRATE) having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its FINAL ORDER as follows:

I. FINDINGS OF FACT:

- a. The Respondent(s) is(are) and have been the OWNER(S) of real property located at,
Address: 720 HARRIS TERRACE, UNINCORPORATED FL 33311
Folio#: 0205-10-0010
Legal Desc.: HARRIS SUB 21-40 BLOT 1 BLK 1
- b. The record indicates that the Respondent(s) was/were properly served with a Notice of Hearing pursuant to Section 162.12, Florida Statutes and Chapter 8-1/2, Broward County Code of Ordinances.
- c. The Respondent(s) (was/were was/were not) present at the hearing.
- d. The Respondent(s) (has/have) allowed the following violation(s) to exist on the real property herein described: SIGNS OF CHIPPING OR FADED PAINT, GRAFFITI, OR OTHER DISCOLORATION ON BUILDING OR STRUCTURE
- e. The violation (was was not) determined to be a serious threat to the public health, safety or welfare.

II. CONCLUSIONS OF LAW:

The foregoing FINDINGS OF FACT constitutes a violation of the following section(s) of the Broward County Code of Ordinances: 39-133(e)(1)

III. ORDER

THEREFORE, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW it is hereby ORDERED that the Respondent(s) shall take all corrective actions within (60) days from the date of this HEARING. If compliance with this ORDER within such time is not achieved, the Respondent(s) shall be subject to a penalty of \$100.00 for each and every day the violation(s) continue(s) past the time period specified. In addition, in accordance with Florida State Statutes 162.09(1), if the violations were determined to be a threat to the public health, safety, welfare, the County is authorized to remedy all violations with whatever means necessary and assess reasonable costs along with the fine. Respondent(s) is/are also assessed an additional fine of \$0.00 for administrative costs. If a repeat violation of this same code provision is observed within five (5) years of the date of this order, the Respondent(s) may be subject to a fine not to exceed five hundred (\$500.00) dollars per day plus costs.

The Respondent shall, upon complying with this Order, notify the clerk for the SPECIAL MAGISTRATE by calling 954-765-4400 or sending a written request to the above address, requesting an inspection of the property to verify compliance.

The SPECIAL MAGISTRATE shall retain jurisdiction over this matter and the parties thereto during the time for compliance and in any matter relating to compliance or noncompliance with the SPECIAL MAGISTRATE'S ORDER, including a request for rehearing or a request for reduction of penalty or extension of the compliance date. Should a dispute arise concerning compliance, either party may request a further hearing before the SPECIAL MAGISTRATE within thirty (30) days from the date of this ORDER.

Failure to comply with this ORDER and take corrective action within the period specified in this ORDER shall result in a code enforcement officer/inspector executing an AFFIDAVIT OF NONCOMPLIANCE, and will result in this matter coming before the SPECIAL MAGISTRATE for a further hearing, at which time you may appear to contest the Affidavit of Noncompliance. A hearing shall not be necessary for the SPECIAL MAGISTRATE to issue an ORDER IMPOSING PENALTY, which may be recorded in the public records of Broward County, Florida, thereafter constituting a lien on the real property and personal property of the Respondent as provided by law, and which, if unresolved three (3) months after the date of recording, may be authorized for foreclosure.

DONE AND ORDERED THIS 3 DAY OF December, 2016.

BROWARD COUNTY CODE ENFORCEMENT BOARD
SPECIAL MAGISTRATE

BY: R. V. Doody
Print Name: Richard Doody

I HEREBY CERTIFY that a true and correct copy of the above and foregoing FINAL ORDER has been filed for record this 1 day of December, 2016, and a copy thereof furnished to the Respondent(s) this 6 day of December, 2016, at the following address:
6350 SW 1 CT, PENNSHORE PINES FL 33023

BY: Venice Cook
CLERK FOR THE SPECIAL MAGISTRATE
Print Name: VENICE COOK

CASE NO.: 16-1405

EXHIBIT "B"

BROWARD COUNTY, a political subdivision
of the State of Florida,

Complainant

CASE NO.: **16-1405**
CODE ENFORCEMENT BOARD II/
SPECIAL MAGISTRATE

v. **GARRETT, STEVEN S.**

Respondent(s)

**AFFIDAVIT OF
NONCOMPLIANCE**
(After Hearing)

**STATE OF FLORIDA
COUNTY OF BROWARD**

I, Gerald Henry, Code Enforcement Officer for Broward County Planning and Development Management Division, Code Enforcement Section, who, after being duly sworn, deposes and says:

1. That on December 1, 2016, the Broward County Code Enforcement SPECIAL MAGISTRATE held a public hearing and issued an ORDER in the above styled cause.
2. That, pursuant to said ORDER, RESPONDENT(S) was/were to have taken certain corrective action by or before January 30, 2017.
3. That I performed an inspection of the property located at 720 HARRIS TERRACE, UNINCORPORATED FL 33311 on February 22, 2017.
4. That the inspection revealed that the corrective action ordered by the SPECIAL MAGISTRATE has not been taken in that: Violation of Broward County Code Section: 39-133(e)(1) still remains; BUILDING SHOWING SIGNS OF DISREPAIR OR DETERIORATION.

FURTHER AFFIANT SAYETH NOT.

Dated this 20th day of FEBRUARY, 2017.

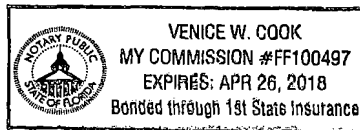
Signature of Code Enforcement Officer

Print Name: Gerald Henry

PERSONALLY appeared before, the undersigned authority, duly authorized to administer oaths and take acknowledgments, GERALD HENRY, who first being duly sworn, acknowledges before me that the information contained herein is true and correct. He/she is personally known to me and did take an oath.

WITNESS my hand and official seal this 28 day
of February, 2017.

Notary Public



**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

NOTICE OF LIEN
CASE NO.: 16-1407

KNOW ALL PERSONS by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of this ORDER IMPOSING PENALTY AND LIEN (attached) has been recorded in the Public Records of Broward County, Florida, and, therefore, constitute a lien against the real property owned by:

**GARRETT, STEVEN S.
6350 SW 1 CT
PEMBROKE PINES FL 33023**

and legally described as:

Address: 720 HARRIS TERRACE, UNINCORPORATED FL 33311

LEGAL DESCRIPTION: HARRIS SUB 21-40 BLOT 1 BLK 1

FOLIO NUMBER: 0205-10-0010

The amount stated herein remains an unpaid balance of \$2,500.00.

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure, if unpaid and if the subject property is non-homestead-exempt, within three (3) months of the recording date.

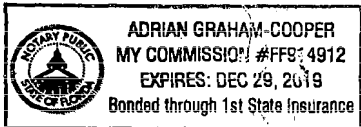
BROWARD COUNTY
CODE ENFORCEMENT BOARD II/SPECIAL
MAGISTRATE

BY: *Venice Cook*
Print Name: VENICE COOK

Title: ADMINISTRATIVE ASSISTANT

The foregoing instrument was acknowledged before me this 12th day of May, 2017 by Venice Cook, well known to be the person who acknowledged before me that he/she executed the foregoing instrument on behalf of the CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE, for the purposes therein expressed, and who was duly authorized to do so.

(SEAL)



Adrian Graham-Cooper
(Signature) Notary Public, State of Florida
ADRIAN GRAHAM-COOPER
Name of Notary Typed, Printed or Stamped

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

BROWARD COUNTY, a political subdivision
of the State of Florida,

Complainant

CASE NO.: **16-1407**
CODE ENFORCEMENT BOARD III/
SPECIAL MAGISTRATE

v. **GARRETT, STEVEN S.**
6350 SW 1 CT
PEMBROKE PINES FL 33023

Respondent

**ORDER IMPOSING
PENALTY AND LIEN**

THIS CAUSE came on for public hearing before the BROWARD COUNTY CODE ENFORCEMENT BOARD SPECIAL MAGISTRATE on December 1, 2016, after due notice to the RESPONDENT(S); at which time the SPECIAL MAGISTRATE heard testimony under oath, received evidence and issued oral FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER, which was reduced to writing and furnished to RESPONDENT(S).

Said ORDER required RESPONDENT(S) to take certain corrective action by a time certain, as more specifically set forth in that ORDER, attached hereto as Exhibit "A" for violations on the following property:

Address: 720 HARRIS TERRACE, UNINCORPORATED FL 33311 Folio number: 0205-10-0010
Legal desc.: HARRIS SUB 21-40 BLOT 1 BLK 1

After due notice to the RESPONDENT(S), at a further public hearing before the SPECIAL MAGISTRATE ON April 6, 2017, an AFFIDAVIT OF NONCOMPLIANCE bearing the date of February 22, 2017 was filed with the SPECIAL MAGISTRATE by the code enforcement officer, which AFFIDAVIT certifies under oath that the required corrective action was not taken as ordered, more particularly described in Exhibit "B" attached hereto; and wherein the RESPONDENT(S) was/were given the opportunity to contest the Affidavit of Noncompliance. The SPECIAL MAGISTRATE determined that the RESPONDENT(S) did not comply with the ORDER dated December 1, 2016.

Accordingly, the SPECIAL MAGISTRATE assessed the RESPONDENT penalties for the period of noncompliance of (66) days commencing January 30, 2017 (which was the date of required compliance) through and including April 6, 2017. The accrued penalties of (\$100.00) Dollars per day for said period total (\$6,600.00) Dollars, plus the previously ordered (\$0.00) Dollars for administrative costs.

Additionally, it is Ordered that the RESPONDENT reimburse the County (\$0.00) Dollars for any costs for reasonable repairs made pursuant to Subsection 162.09(1), Florida Statutes, as set forth in the ORDER, attached hereto as Exhibit "A", if Broward County was so authorized.

**THEREFORE IT IS HEREBY ORDERED that RESPONDENT pay to Broward County, Florida,
(~~\$6,600.00~~) Dollars.**

GC \$2,500.00

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

This ORDER IMPOSING PENALTY/LIEN shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the property described above and upon all real and/or personal property owned by the RESPONDENT(S) pursuant to Chapter 162 Florida Statutes.

DONE AND ORDERED this 6th day of April, 2017.

BROWARD COUNTY CODE ENFORCEMENT BOARD/
SPECIAL MAGISTRATE

BY: _____
SPECIAL MAGISTRATE

Print Name: Garvin D. Caddy

I HEREBY CERTIFY that a true and correct copy of the above and foregoing ORDER IMPOSING PENALTY/LIEN has been filed for the record on APRIL 6, 2017 and has been furnished to the Respondent(s) this _____ day of _____, 20____, at the following address: _____

BY: Venice Cook
Clerk for the Special Magistrate

Print Name: VENICE COOK

Planning and Development Management Division
CODE ENFORCEMENT SECTION
1 North University Drive, Box #302
Plantation, FL 33324-2038

EXHIBIT "A"

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

BROWARD COUNTY, a political subdivision
of the State of Florida,

CASE NO.: **16-1407**
CODE ENFORCEMENT SPECIAL MAGISTRATE

Complainant

v. **GARRETT, STEVEN S.**
6350 SW 1 CT
PEMBROKE PINES FL 33023

ORDER
Findings of Fact, Conclusions of Law,
and Final Order

Respondent(s)

THIS CAUSE came on for public hearing on DECEMBER 01, 2016, after due notice to the Respondent(s); and the BROWARD COUNTY CODE ENFORCEMENT II/SPECIAL MAGISTRATE (SPECIAL MAGISTRATE) having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its FINAL ORDER as follows:

I. FINDINGS OF FACT:

- a. The Respondent(s) is(are) and have been the OWNER(S) of real property located at,
Address: 720 HARRIS TERRACE, UNINCORPORATED FL 33311
Folio#: 0205-10-0010
Legal Desc.: HARRIS SUB 21-40 BLOT 1 BLK 1
- b. The record indicates that the Respondent(s) was/were properly served with a Notice of Hearing pursuant to Section 162.12, Florida Statutes and Chapter 8-1/2, Broward County Code of Ordinances.
- c. The Respondent(s) (was/were ___ was/were not) present at the hearing.
- d. The Respondent(s) (has/have) allowed the following violation(s) to exist on the real property herein described: REQUIRED LANDSCAPING NOT MAINTAINED IN A HEALTHY, VIGOROUS AND NEAT APPEARANCE, FREE FROM REFUSE AND DEBRIS
- e. The violation (___ was was not) determined to be a serious threat to the public health, safety or welfare.

II. CONCLUSIONS OF LAW:

The foregoing FINDINGS OF FACT constitutes a violation of the following section(s) of the Broward County Code of Ordinances: 39-85(b)

III. ORDER

THEREFORE, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW it is hereby ORDERED that the Respondent(s) shall take all corrective actions within (60) days from the date of this HEARING. If compliance with this ORDER within such time is not achieved, the Respondent(s) shall be subject to a penalty of \$100.00 for each and every day the violation(s) continue(s) past the time period specified. In addition, in accordance with Florida State Statutes 162.09(1), if the violations were determined to be a threat to the public health, safety, welfare, the County is authorized to remedy all violations with whatever means necessary and assess reasonable costs along with the fine. Respondent(s) is/are also assessed an additional fine of \$0.00 for administrative costs. If a repeat violation of this same code provision is observed within five (5) years of the date of this order, the Respondent(s) may be subject to a fine not to exceed five-hundred (\$500.00) dollars per day plus costs.

The Respondent shall, upon complying with this Order, notify the clerk for the SPECIAL MAGISTRATE by calling 954-765-4400 or sending a written request to the above address, requesting an inspection of the property to verify compliance.

The SPECIAL MAGISTRATE shall retain jurisdiction over this matter and the parties thereto during the time for compliance and in any matter relating to compliance or noncompliance with the SPECIAL MAGISTRATE'S ORDER, including a request for rehearing or a request for reduction of penalty or extension of the compliance date. Should a dispute arise concerning compliance, either party may request a further hearing before the SPECIAL MAGISTRATE within thirty (30) days from the date of this ORDER.

Failure to comply with this ORDER and take corrective action within the period specified in this ORDER shall result in a code enforcement officer/inspector executing an AFFIDAVIT OF NONCOMPLIANCE, and will result in this matter coming before the SPECIAL MAGISTRATE for a further hearing, at which time you may appear to contest the Affidavit of Noncompliance. A hearing shall not be necessary for the SPECIAL MAGISTRATE to issue an ORDER IMPOSING PENALTY, which may be recorded in the public records of Broward County, Florida, thereafter constituting a lien on the real property and personal property of the Respondent as provided by law, and which, if unresolved three (3) months after the date of recording, may be authorized for foreclosure.

DONE AND ORDERED THIS 3 DAY OF December, 2016.

BROWARD COUNTY CODE ENFORCEMENT BOARD
SPECIAL MAGISTRATE

BY: Richard Dooley
Print Name: Richard Dooley

I HEREBY CERTIFY that a true and correct copy of the above and foregoing FINAL ORDER has been filed for record this 1 day of December, 2016, and a copy thereof furnished to the Respondent(s) this 6 day of December, 2016, at the following address:
6350 SW 1 CT, PEMBROKE PINES, FL 33023

BY: Venice Cook
CLERK FOR THE SPECIAL MAGISTRATE
Print Name: VENICE COOK

CASE NO.: 16-1407

EXHIBIT "B"

BROWARD COUNTY, a political subdivision
of the State of Florida,

Complainant

v. **GARRETT, STEVEN S.**

Respondent(s)

CASE NO.: **16-1407**
CODE ENFORCEMENT BOARD II/
SPECIAL MAGISTRATE

**AFFIDAVIT OF
NONCOMPLIANCE**
(After Hearing)

**STATE OF FLORIDA
COUNTY OF BROWARD**

I, Gerald Henry, Code Enforcement Officer for Broward County Planning and Development Management Division, Code Enforcement Section, who, after being duly sworn, deposes and says:

1. That on December 1, 2016, the Broward County Code Enforcement SPECIAL MAGISTRATE held a public hearing and issued an ORDER in the above styled cause.
2. That, pursuant to said ORDER, RESPONDENT(S) was/were to have taken certain corrective action by or before January 30, 2017.
3. That I performed an inspection of the property located at 720 HARRIS TERRACE, UNINCORPORATED FL 33311 on 2-22-17.
4. That the inspection revealed that the corrective action ordered by the SPECIAL MAGISTRATE has not been taken in that: Violation of Broward County Code Section: 39-85(b) still remains; REQUIRED LANDSCAPING NOT MAINTAINED IN A HEALTHY, VIGOROUS AND NEAT APPEARANCE, FREE FROM REFUSE AND DEBRIS.

FURTHER AFFIANT SAYETH NOT.

Dated this 28th day of FEBRUARY, 2017.

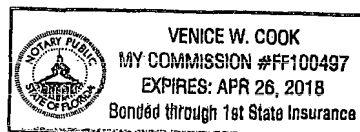
Gerald Henry
Signature of Code Enforcement Officer

Print Name: Gerald Henry

PERSONALLY appeared before, the undersigned authority, duly authorized to administer oaths and take acknowledgments, GERALD HENRY, who first being duly sworn, acknowledges before me that the information contained herein is true and correct. He/she is personally known to me and did take an oath.

WITNESS my hand and official seal this 28 day
of February, 2017.

Venice W. Cook
Notary Public





City of West Park
1965 S State Road 7
West Park, FL 33023

CITY OF WEST PARK

Petitioner,

vs.

Case No: 16030030
Name: BARON, MARYLIN S GARRETT, STEVEN S
Address: 4557 N JEFFERSON AVE MIAMI BEACH, FL 33140

Violation Address: SW 19TH St West Park, FL 33023 #LOT E OF 4023 SW 19 ST

Legal Description: CARVER RANCHES BUSINESS SEC 23-31 B LOT 34 BLK B
Respondent(s)

CODE ENFORCEMENT MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT MAGISTRATE of the CITY OF WEST PARK, FLORIDA on 07/28/2016 and upon the presentation of testimony and other evidence in this case, the Magistrate finds:

1. The respondent owns/manages certain real property located at:
SW 19TH St West Park, FL 33023 #LOT E OF 4023 SW 19 ST
more particularly described as
CARVER RANCHES BUSINESS SEC 23-31 B LOT 34 BLK B
which is the subject of this Code Enforcement Magistrate proceeding.
2. The Code Enforcement Order required the Respondent(s) to take corrective action with specific compliance dates as shown below:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Complied
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings. ...	6/13/2016	\$200.00	
CHAPTER 10 CODE ENFORCEMENT...	Section 10-14(c). - Citation procedures; schedule of civil penalties	With regard to garbage and bulk trash disposal, the city may utilize the method of citation set forth in subsections (a) and (b) of this section. Domestic garbage containers and Bulk trash shall be placed at the curb for collection not more than 72 h			
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-117 (a). - Pruning.	Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary			
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v			

3. Under oath, the Code Enforcement Officer testified to the Code Enforcement Magistrate on Thursday, July 28, 2016 that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s).
4. Accordingly, it having been brought to the Magistrate's attention that the Respondent(s) did not comply with the above Order, the Special Magistrate has considered the gravity of the violation, any actions by the Respondent to remedy the violation, and any previous violations of the Respondent, and a fine is hereby certified, in the amounts shown below, where the dates shown are the dates previously set by the Code Enforcement Special Magistrate for compliance, or a Final Judgment is entered by a court of competent jurisdiction.

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Complied
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings. ...	6/13/2016	\$200.00	
CHAPTER 10 CODE ENFORCEMENT...	Section 10-14(c). - Citation procedures; schedule of civil penalties	With regard to garbage and bulk trash disposal, the city may utilize the method of citation set forth in subsections (a) and (b) of this section. Domestic garbage containers and Bulk trash shall be placed at the curb for collection not more than 72 h			
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-117 (a). - Pruning.	Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary			
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Notes:

Certified non-payment of Notice of Civil Infraction dated 4/19/16 - \$250.00, Invoice #2376 - \$275.00, Invoice #20160017 - \$1,700.00 plus previous unpaid Admin Fee of \$50.00.

In addition, enforcement costs of \$150.00 are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

August 4, 2016

Ordered this _____



Jacob G. Horowitz

Magistrate

City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

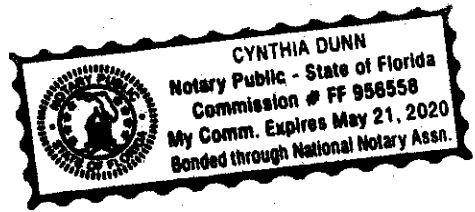
Sworn to and subscribed before me this 4th day of Aug, 2016.
by Jacob G. Horowitz, Magistrate, City of West Park.

Cynthia Dunn
NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification

Type of identification produced _____

cc: BARON, MARYLIN S GARRETT, STEVEN S





City of West Park
1965 S State Road 7
West Park, FL 33023

CE No. 16030030

MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Date: 05/17/2016

Owner Name: BARON, MARYLIN S GARRETT, STEVEN S

Address: 4557 N JEFFERSON AVE MIAMI BEACH, FL 33140

Folio: 514219050690

Site Address: SW 19TH St West Park, FL 33023 #LOT E OF 4023 SW 19 ST

Legal Description: CARVER RANCHES BUSINESS SEC 23-31 B LOT 34 BLK B

THIS CAUSE came before the Magistrate on Thursday, May 12, 2016. The evidence or stipulated agreement between the parties results in the following findings of fact:

That BARON, MARYLIN S GARRETT, STEVEN S at the property located at SW 19TH St West Park, FL 33023 #LOT E OF 4023 SW 19 ST did violate the following sections of the City of West Park Code of Ordinances:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Completed
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	6/13/2016	\$200.00	
CHAPTER 10 CODE ENFORCEMENT...	Section 10-14(c). - Citation procedures; schedule of civil penalties	With regard to garbage and bulk trash disposal, the city may utilize the method of citation set forth in subsections (a) and (b) of this section. Domestic garbage containers and Bulk trash shall be placed at the curb for collection not more than 72 h			
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Notes:

Ordered to pay Notice of Civil Infraction of \$275.00. The City is authorized to alleviate health and safety issues and costs to be charged to the property owners in the future.

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

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

In addition, enforcement costs of \$50.00 are certified herein.

All payments must be made by check or money order, payable to the City Of West Park, Please include violation address and case number. City of West Park mailing address: 1965 S State Road 7 West Park, FL 33083.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-766-2715).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on Monday, January 01, 0001 to consider certifying the fine. If the fine is certified at that time, an administrative cost of \$300.00 will also be imposed against the property, then a certified copy of the order certifying the fine shall be recorded in the Public Records of Broward County, and once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$500.00 per day

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

Dated this May 18, 2016

Michael D. Cirullo, Jr.
Magistrate

City of West Park, FL

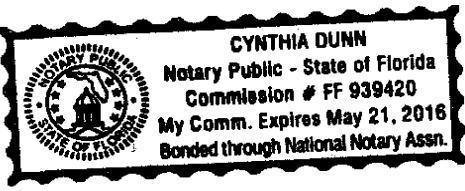
STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 18th day of May, 2016.

NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification

Type of identification produced _____



This Quit-Claim Deed, Executed this 22nd day of August, A. D. 1983, by

Sydney Brown (a married man)
first party, to Lesna Julius, single woman

whose postoffice address is 3802 N.W. 29th Street, Lauderdale Lakes
Florida 33311

second party:

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

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-
lease and quit claim unto the said second party forever, all the right, title, interest, claim and demand which
the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being
in the County of Broward State of Florida, to wit:

Lot 7, Block 1, Subdiv. 130', Golden Ridge #10

Broward County,

Florida 33311.

225
has been paid
in full to the County of Broward
for the tax on this instrument
Michael J. Gresh Deputy

To Have and to Hold the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim what-
soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said
second party forever

In Witness Whereof, The said first party has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in presence of:

[Signature]
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 1984
BONDED FIVE THOUSAND DOLLARS
DEWITT

[Signature]
[Signature]
U.S.
U.S.

STATE OF FLORIDA,
COUNTY OF BROWARD }

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
Sydney Brown, known to me to be the person 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 22 day of
August A. D. 1983

[Signature]

This Instrument prepared by: Sydney Brown
Address 1880 NW 24 TERRACE
AT LAUDERDALE FL.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON

REC 11113pg 497

REC 11113pg 497

56

Tax Deed File No. 22624
Property Identification No. 9229-13-0380

DR-506
R. 01/95

Tax Deed

State of Florida

County of BROWARD

FOR OFFICIAL USE ONLY

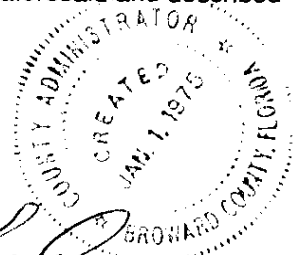
The following Tax Sale Certificate Numbered 18465 issued on May 31, 2001 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs 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 18th day of September, 2003, offered for sale as required by law for cash to the highest bidder and was sold to STEVEN S. GARRETT

whose address is 6350 SW 1st CT., PEMBROKE PINES, FL 33023-1204, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 18th day of September, 2003, in the County of BROWARD, State of Florida, in consideration of the sum of (\$ 7,800.00) Seven Thousand Eight Hundred and no/100..... Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

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

GOLDEN RIDGE 57-12 B
LOT 5 BLK 8, LESS W 30



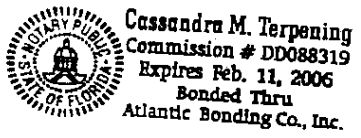
Witness: [Signature]
[Signature]
State of Florida

[Signature] (Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator
BROWARD County, Florida.

County of BROWARD

On this 18th day of September, 2003, before me, Cassandra M. Terpening personally appeared Jan Leland, Deputy Co. Administrator, Clerk of the Circuit Court 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.



[Signature]
[Signature]
[Signature]
3

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

REVENUE COLLECTION DIVISION

NOTICE OF APPLICATION FOR TAX DEED NO. 22624

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. 18465 Year of Issuance 5/31/01

Description of Property: PROP. ID.# 9229 13 038
GOLDEN RIDGE 57-12 B
LOT 5 BLK 8, LESS W 30

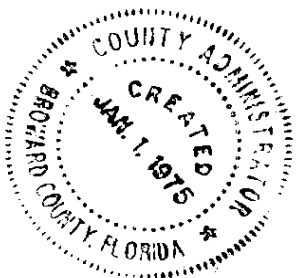
Name in which assessed: JUNIUS, DESNA

Legal Titleholder: DESNA JUNIUS

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 18th day of September 20 03 at
201 S.E. 6th Street, Fort Lauderdale, Florida at 10:00 A.M.
Dated this 8th day of August 20 03



Roger J. Desjarlais
County Administrator
REVENUE COLLECTION DIVISION

By Jan Leland
Deputy
Jan Leland

Publish: DAILY BUSINESS REVIEW
Issues: 8/14, 8/21, 8/28 & 9/4, 2003

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

CERTIFICATE OF MAILING NOTICES

Tax Deed No. 22624

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 27th day of August, A.D. 2003, 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:

Desna Junius c/o Sydney Brown Realty, Inc.; 1880 NW 24 Ter., Ft. Lauderdale, FL 33311-4520
Desna Junius c/o Ray Brown; 3601 NW 29 St., Lauderdale Lakes, FL 33311-1846

Broward County Engineering Division; Right of Way Section, Attn: Henry Cook
One N. University Dr., Ste 300-B
Plantation, FL 33324-2038 (INTER-OFFICE)

Office of Environmental Services, Attn: Len Neff
2555 W. Copans Rd., Pompano Beach, FL 33069 (INTER-OFFICE)

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

Code & Zoning Services, Attn: Alberto Salas; Special Assessment Dept.
Governmental Center Annex-2nd Floor, Ft. Lauderdale, FL 33301 (INTER-OFFICE)
RE: 86-412514 & Others

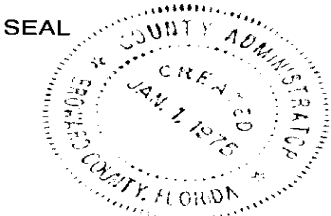
Public Works Dept.; Real Property
Governmental Center, Rm. 326, Attn: Dale C. Wilson
115 S. Andrews Ave., Ft. Lauderdale, FL 33301 (INTER-OFFICE)

Broward County Office of Economic Development, Urban Redevelopment Section, Rm A-540
115 S. Andrews Ave., Ft. Lauderdale, FL 33301 (INTER-OFFICE)


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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 27th day of August A.D. 2003, 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

By  Deputy
Jan Leland

Janet Gore

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

STEVEN S. GARRETT

Plaintiff,

CIVIL DIVISION

vs.

CASE NO. 03-21010 CACE 13

DESNA JUNIUS, if alive and if deceased
THE UNKNOWN HEIRS OF DESNA
JUNIUS, THE UNKNOWN SPOUSE OF
DESNA JUNIUS, and BROWARD COUNTY,
FLORIDA

Defendants.

2004 MAR 18 AM 9:33
BROWARD COUNTY COURT
CLERK'S OFFICE

SUMMARY FINAL JUDGMENT QUIETING TITLE

THIS CAUSE came before the Court on March 18, 2004 on Plaintiff's Motion for Summary Final Judgment, and the Court having considered said Motion, having heard argument of counsel and the Court being fully advised, it is ORDERED AND ADJUDGED that:

1. The title of the Plaintiff to the following described real property:

Parcel I:
Lot 5, less the West 30 Feet thereof, Block 8,
GOLDEN RIDGE, according to the Plat thereof,
as recorded in Plat Book 57, at Page 12, of the
Public Records of Broward County, Florida.

Parcel II:
The West 35 Feet of Lot 6, Block 8, GOLDEN RIDGE,
according to the Plat thereof, as recorded in Plat Book 57,
at Page 12, of the Public Records of Broward County, Florida.

is a good title against the claims or purported claims of the Defendants and of all persons claiming by, through or under Defendants since the filing of the Notice of Lis Pendens; and those purported claims

are canceled; and the title of the property is forever quieted in Plaintiff.

Furthermore, Plaintiff is entitled to possession of the Property pursuant to Florida Statutes Section 197.562 and the Clerk of Court is authorized to issue a Writ of Possession.

DONE AND ORDERED in Chambers at Ft. Lauderdale, Broward County, Florida this 18th day of March, 2004.


CIRCUIT COURT JUDGE

Copies Furnished to:

Mark Evans Kass, Esquire, 1497 NW 7th Street, Miami, FL 33125

Fernando E. Amuchastequi, Assistant County Attorney, Suite 423, 115 South Andrews Avenue, Ft. Lauderdale, FL 33301

CERTIFICATION

I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida, WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 15th day of November 2015
[Signature] City Clerk



RESOLUTION NO. 15-235

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

WHEREAS, the lots or parcels described on the report of lot clearing/cleaning charges attached hereto were found to be in violation of Sec. 18-12 of the Code of Ordinances of the City of Fort Lauderdale, Florida and a nuisance for excessive overgrowth, rubbish, trash and debris; and

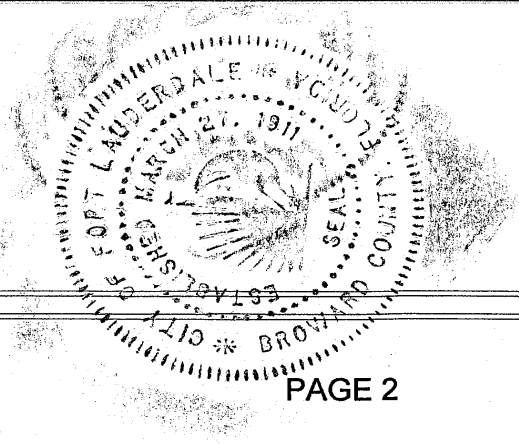
WHEREAS, the property owners owning the lots or parcels described in the attached report of lot clearing/cleaning charges were provided with Notice of Violations of Code Section 18-12 and failed to voluntarily comply the violation within the time prescribed by Code Section 18-13; and

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

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

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

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



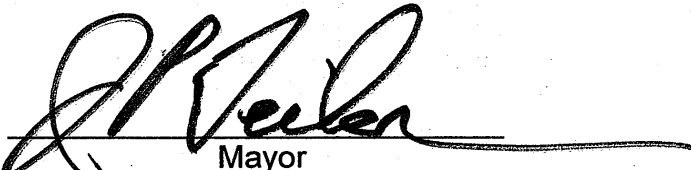
RESOLUTION NO. 15-235

PAGE 2

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

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

ADOPTED this the 20th day of October, 2015.


Mayor
JOHN P. "JACK" SEILER

ATTEST:

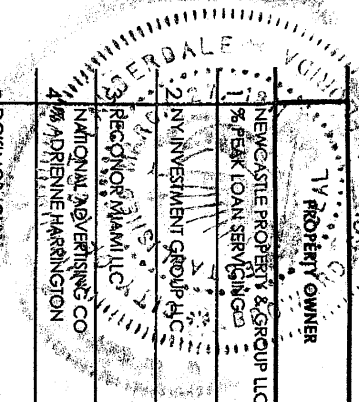


City Clerk
JEFFREY A. MODARELLI

L:\COMM 2015\Resolution\Oct 20th\15-235.doc

Report of Lot Clearing for Commission Meeting October 20, 2015

PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	FOLIO #	CASE #	\$AMT OWED
NEWCASTLE PROPERTY & GROUP LLC 1% PEAK LOAN SERVICES INC	216 NW 8 AVENUE	FT LAUDERDALE LAND & DEV CO SUB BLK 6 FT LAUD 1-57 D LOTS 16 THRU 18 LESS 5 BLK D	5042 10 12 1060	CE15010884	\$ 407.96
2 NY INVESTMENT GROUP LLC	516 NW 21 TERRACE	RIVER GARDENS 19-23 B LOT 9 BLK 1	5042 05 07 0070	CE15010491	\$ 324.26
RECORDER MAMMI LLC	802 NW 3 STREET 1-3	FT LAUDERDALE LAND & DEV CO SUB OF BLK 6 FT LAUD 1-57 D LOT 1,2 BLK C	5042 10 12 0770	CE15010885	\$ 363.63
NATIONAL OVERSINKING CO 4% ADRIENNE HARRINGTON	NW 20 AVENUE	DURSERS SUB 11-18 B LOT 17, 18, LESS RGTS OF ACCESS, INGRESS, LIGHT, AIR & VIEW BEI NW 20 TERR & SAID LOTS, ALG W/ BNDRY OF SAME BLK 2	5042 04 19 0010	CE15011489	\$ 543.86
5 BOKIMOS, JOHN	819-823 NE 14 COURT	DIXIE PARK 9-19 B LOTS 14 & 15 TOGETHER WITH 51/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 4	4942 35 10 0310	CE14102408	\$ 407.88
6 1000 NW 11TH PLACE TR 2013	1000 NW 11 PLACE	LAUDERDALE MANORS ADD 30-10 B LOT 7 BLK N	4942 33 21 2690	CE15010623	\$ 324.09
JEANNETTE MOUSTAKIS REV TR 7 MOUSTAKIS, ALBERT TRSTEE	1010 SW 2 COURT	WAVERLY PLACE 2-19 D LOT 26,27 & N1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 112	5042 09 09 1360	CE15010481	\$ 331.89
8 ASRAF ADI	1080 NW 25 AVENUE	DILLARD PARK ESTATES 1ST ADD 58-43 B LOT 6 BLK 3	4942 32 33 0270	CE15010116	\$ 325.87
9 STEINGER, JOEL	1122 SE 4 STREET	HINMARSHREE PARK 1-20 B LOT 16 & 17, LOT 18 & S1/2 OF VAC OF SE 4 ST ABUTTING SAID LOTS, ORD C 81-54 LESS W 25	5042 11 06 0090	CE15010212	\$ 1,945.83
10 BH NEHAMA CAPITAL LLC	1130 NW 9 TERRACE	LAUDERDALE MANORS ADD-REV PLAT IN BLKS K,L,M,N & Q 32-1 B LOT 10 BLK Q	4942 33 25 0670	CE15010617	\$ 324.26
11 % OCWEN LOAN SERVICING LLC	1304 ORANGE ISLE	MRS E F MARSHALLS SUB REV PLAT 1-2 B 16-50-42 TH PT OF LOT 6 DESC IN OR 2104/967 AKA LOT 25 S N R 1 SEC E	5042 16 34 0250	CE14110665	\$ 501.69
12 MERCURY I LLC DEPT 5224	1313 NW 7 COURT	LAUDERDALE HOMESITES SEC A 3-44 B LOT 13, 14 BLK 2	5042 04 08 0170	CE15010142	\$ 1,337.07
13 SPRAGUE EDWARD M	1413 NE 3 AVENUE	PROGRESSO 2-18 D LOT 9 BLK 59	4942 34 02 1130	CE14101998	\$ 332.92
14 GOODEN, DOROTHY MAE EST	1418 NW 11 PLACE	LAUDERDALE MANORS ADD 30-10 B LOT 23 BLK E	4942 33 21 0400	CE15020170	\$ 339.10
15 MUIRCROFT, LEONARD D	1425 NE 2 AVENUE	PROGRESSO 2-18 D LOT 6 BLK 60	4942 34 02 1340	CE14102003	\$ 287.93
16 BINO, ADRIAN	1320 NE 63 COURT	BOULEVARD PARK ISLES SEC 1 50-6 B LOT 25	4942 11 08 0250	CE14092311	\$ 424.92
17 MORRIS, JOHN W EST	1325 NW 18 COURT	LAUDERDALE MANORS AMEN RESUB OF BLK 23 35-14 B LOT 4 & THAT PT OF S1/2 VAC ALLEY LYING N OF & ABUTTING SAID PARCEL	4942 33 14 0060	CE15011074	\$ 633.57
18 VICTORES, NORMA	1624 NW 12 COURT	LAUDERDALE MANORS AMD PLAT 28-11 B LOT 9 BLK 6	4942 33 04 1490	CE15011076	\$ 422.94
19 JADE HOUSING LLC	1644 NW 18 AVENUE	LAUDERDALE MANORS RESUB OF AMD PLAT BLK 20 32-44 B LOT 1	4942 33 11 0010	CE14121945	\$ 344.28



Report of Lot Clearing for Commission Meeting October 20, 2015

20	ROBERTSON, AVON ROBERTSON, AILIN	1736 NW 18 STREET	LAUDERDALE MANORS AMEN RESUB OF BLK 21 33-44 B LOT 11 BLK 21	4942 33 12 0110	CE14121943	\$	438.91
21	SGARLATO, PETERAS	1835 S OCEAN DRIVE	HARBOR BEACH EXTENSION 31-13 B LOT 32	5042 13 08 0410	CE15010335	\$	1,837.68
22	SCHMIDTKE, DONNA ESTER	2149 NE 56 PLACE	IMPERIAL POINT 3RD SEC 55-36 B LOT 21 BLK 17	4942 12 09 1750	CE14121980	\$	660.74
23	ANTONIO COAST HOUSE LLC	2200 NW 6 COURT	WASHINGTON PARK 19-22 B LOT 1 BLK 5	5042 05 01 0810	CE15010051	\$	398.77
24	SANCHEZ, ANHESIS	NW 24 AVENUE	DILLARD PARK 30-34 B LOT 1 BLK 7	4942 32 10 0010	CE15011520	\$	337.31
25	CRAYEN WARREN'S ESTATE	2657 NE 34 STREET	CORAL RIDGE GALT ADD NO 2 32-50 B LOT 8 BLK 8	4942 24 01 0890	CE14091782	\$	737.39
26	JOLLES, MELANIE LEE	2761 NE 58 STREET	LAKE ESTATES ADD 42-26 B LOT 12 BLK 4	4942 12 06 0030	CE14110717	\$	288.73
27	JOLLES, MELANIE LEE	2761 NE 58 STREET	LAKE ESTATES ADD 42-26 B LOT 12 BLK 4	4942 12 06 0030	CE15010279	\$	301.31
28	GARRETT, STEVENS	NW 24 STREET	GOLDEN RIDGE 57-12 B LOT 5 BLK 8 LESS W 30	4942 29 13 0380	CE15010122	\$	390.18
29	LINPRO COMMERCE CENTER PROPERTY OWNERS ASSOCIATION INC	NW 54 STREET	LINPRO LONESTAR PARK 124-12 B PT OF TRACT A DESC'D A STRIP 60' WIDE LYING IN NW 1/4 OF SEC 18, 60' STRIP LYING 30' ON EACH SIDE OF FOL DESC'D C/L COMM AT C/L INTERSEC OF NW 35 AVE & NW 54 ST W 528.52 N 30 TO POB, N 420, NE, N, NW 188.50 W 551.03, NLY 307.19, N 196.21, NW 174.66, NE 152.07 TO PT ON S R/W/L OF PROSPECT FIELD RD & PT OF TERMINATION AKA: PT OF NW 54 ST, NW 35 TERR & NW 36 AVE	4942 18 26 0015	CE14111652	\$	389.25
TOTAL							\$ 15,704.22

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

DATE: April 1st, 2020
PROPERTY ID # 494229-13-0380 (TD # 44712)

WARNING

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

STEVEN S. GARRETT
6350 SW 1ST CT
PEMBROKE PINES, FL 33023-1204

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

- * Estimated Amount due if paid by April 30, 2020\$2,140.43
- Or
- * Estimated Amount due if paid by May 19, 2020\$2,162.41

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

DATE: April 1st, 2020
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BROWARD COUNTY CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE,
BROWARD COUNTY BOARD OF COMMISSIONERS, PLANNING AND DEVELOPMENT
MANAGEMENT DIVISION, CODE ENFORCEMENT SECTION
1 NORTH UNIVERSITY DRIVE, BOX #302
PLANTATION, FL 33324-2038

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BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS, PLANNING AND
DEVELOPMENT MANAGEMENT DIVISION, CODE ENFORCEMENT SECTION

1 N. UNIVERSITY DRIVE, BLDG. B, MAILBOX #102A
PLANTATION, FL 33324

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

DATE: April 1st, 2020
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CITY OF FORT LAUDERDALE, CITY COMMISSION
100 N ANDREWS AVE
FT LAUDERDALE, FL 33301

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

DATE: April 1st, 2020
PROPERTY ID # 494229-13-0380 (TD # 44712)

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CITY OF WEST PARK
1965 S. STATE ROAD 7
WEST PARK, FL 33023

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CHRISTOPHER LLC
4302 HOLLYWOOD BLVD #335
HOLLYWOOD, FL 33021

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

DATE: April 1st, 2020
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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301

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FERNANDO E AMUCHASTEGUI
3559 MAGELLAN CIR APT 322
AVENTURA, FL 33180

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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MARK EVANS KASS ESQUIRE
1497 NW 7TH STREET
MIAMI, FL 33125

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PUBLIC LAND
% CITY OF FORT LAUDERDALE
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33301

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SMITH, LOUISE M
3031 NW 21 ST
FORT LAUDERDALE, FL 33311

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STEVEN S GARRETT
2631 SW 5 STREET
FT LAUDERDALE, FL 33312

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- * Estimated Amount due if paid by May 19, 2020\$2,162.41

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 20, 2020 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: April 1st, 2020
PROPERTY ID # 494229-13-0380 (TD # 44712)

WARNING

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

STEVEN S GARRETT
2897 NW 11 PL
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 24 STREET, FORT LAUDERDALE, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by April 30, 2020\$2,140.43
- Or
- * Estimated Amount due if paid by May 19, 2020\$2,162.41

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 20, 2020 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: April 1st, 2020
PROPERTY ID # 494229-13-0380 (TD # 44712)

WARNING

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

STEVEN S GARRETT
720 HARRIS TER
UNINCORPORATED, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 24 STREET, FORT LAUDERDALE, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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- * Estimated Amount due if paid by April 30, 2020\$2,140.43
- Or
- * Estimated Amount due if paid by May 19, 2020\$2,162.41

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 20, 2020 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: April 1st, 2020
PROPERTY ID # 494229-13-0380 (TD # 44712)

WARNING

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

STEVEN S GARRETT
4557 N JEFFERSON AVE
MIAMI BEACH, FL 33140

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 24 STREET, FORT LAUDERDALE, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by April 30, 2020\$2,140.43
- Or
- * Estimated Amount due if paid by May 19, 2020\$2,162.41

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 20, 2020 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

7019 0700 0000 6276 3653

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

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total Postage at

\$ _____

Sent To

Street and Apt. N

City, State, ZIP+4

TD 44712 APRIL 2020 WARNING

**STEVEN S GARRETT
4557 N JEFFERSON AVE
MIAMI BEACH, FL 33140**

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$ _____

Total Postage
\$ _____

Sent To _____

Street and _____

City, State, _____

TD 44712 APRIL 2020 WARNING
STEVEN S GARRETT
720 HARRIS TER
UNINCORPORATED, FL 33311

7019 0700 0000 6276 3646

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

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

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

Postmark
Here

Postage \$ _____

Total Postage \$ _____

TD 44712 APRIL 2020 WARNING

STEVEN S GARRETT

2897 NW 11 PL

FORT LAUDERDALE, FL 33311

Sent To _____

Street a _____

City, State _____

7039 0700 0000 6276 3639

7019 0700 0000 6276 3622

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

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	
Sent To	
Street and Apt. No.	
City, State, ZIP+4	

TD 44712 APRIL 2020 WARNING
STEVEN S GARRETT
2631 SW 5 STREET
FT LAUDERDALE, FL 33312

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$ _____
Total Postage
\$ _____
Sent To
Street and
City, State, ZIP+4[™]

TD 44712 APRIL 2020 WARNING
SMITH, LOUISE M
3031 NW 21 ST
FORT LAUDERDALE, FL 33311

7019 0700 0000 6276 3615

7019 0700 0000 6276 3608

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

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

OFFICIAL USE

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

Postmark
Here

TD 44712 APRIL 2020 WARNING
PUBLIC LAND
 Sent To: % CITY OF FORT LAUDERDALE
 Street address: 100 N ANDREWS AVE
 City, State: FORT LAUDERDALE, FL 33301

7019 0700 0000 6276 3592

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

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

OFFICIAL USE

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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and Apt.

City, State, Z.

TD 44712 APRIL 2020 WARNING
MARK EVANS KASS ESQUIRE
1497 NW 7TH STREET
MIAMI, FL 33125

7019 0700 0000 6276 3585

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

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and A

City, State, ZIP

TD 44712 APRIL 2020 WARNING
FERNANDO E AMUCHASTEGUI
3559 MAGELLAN CIR APT 322
AVENTURA, FL 33180

7019 0700 0000 6276 3578

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

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postage

\$ _____

Total Postage

\$ _____

Sent To _____

Street and _____

City, State, _____

Postmark
Here

TD 44712 APRIL 2020 WARNING
 CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 100 N ANDREWS AVE 7TH FLOOR
 FORT LAUDERDALE, FL 33301

7019 0700 0000 6276 3561

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

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage	
\$	
Sent To	
Street and Ap	
City, State, Zip	

TD 44712 APRIL 2020 WARNING
CHRISTOPHER LLC
4302 HOLLYWOOD BLVD #335
HOLLYWOOD, FL 33021

7039 0700 0000 6276 3462

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

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

OFFICIAL USE

Certified Mail Fee

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and A

City, State, ZIP

TD 44712 APRIL 2020 WARNING
CITY OF WEST PARK
1965 S. STATE ROAD 7
WEST PARK, FL 33023

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt

City, State, Zip

TD 44712 APRIL 2020 WARNING
CITY OF FORT LAUDERDALE, CITY COMMISSION
100 N ANDREWS AVE
FT LAUDERDALE, FL 33301

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

See Reverse for Instructions

7019 0700 0000 6273 0020

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

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

OFFICIAL USE

7019 0700 0000 6273 1607

Certified Mail Fee
\$ _____
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage
\$ _____
Total Postage
\$ _____
Sent To
Street and Ap
City, State, Zi

TD 44712 APRIL 2020 WARNING
BROWARD COUNTY CODE ENFORCEMENT BOARD II/SPECIAL
MAGISTRATE, BROWARD COUNTY BOARD OF COUNTY
COMMISSIONERS, PLANNING AND DEVELOPMENT MANAGEMENT
DIVISION, CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, BLDG. B, MAILBOX #102A
PLANTATION, FL 33324

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

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

OFFICIAL USE

7014 0700 0000 6273 1591

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total Postage \$ _____

Sent To _____

Street and Apt. _____

City, State, ZIP _____

TD 44712 APRIL 2020 WARNING
BROWARD COUNTY CODE ENFORCEMENT BOARD II/SPECIAL
MAGISTRATE, BROWARD COUNTY BOARD OF COMMISSIONERS,
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION, CODE
ENFORCEMENT SECTION
1 NORTH UNIVERSITY DRIVE, BOX #302
PLANTATION, FL 33324-2038

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

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total Po

\$ _____

Sent To

Street or

City, State

TD 44712 APRIL 2020 WARNING
STEVEN S. GARRETT
6350 SW 1ST CT
PEMBROKE PINES, FL 33023-1204

7019 0700 0000 6273 1584

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

TD 44712 APRIL 2020 WARNING
 STEVEN S. GARRETT
 6350 SW 1ST CT
 PEMBROKE PINES, FL 33023-1204



9590 9402 3774 8032 1441 71

2 Article Number (Transfer from service label)

7019 0700 0000 4273 1584

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Garrett*

- Agent
- Addressee

B. Received by (Printed Name)

Garrett

C. Date of Delivery

4/8/20

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

3. Service Type

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

|| Restricted Delivery |||

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

NO 44712 APRIL 2020 WARNING
 FERNANDO E. AMUCHASTEGUI
 3559 MAGELLAN CIR APT 322
 AVENTURA, FL 33180



9590 9402 4472 8248 7491 93

2. Article Number (Transfer from service label)

7019 0700 0000 15276 3585

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X F.A. Agent
 Addressee

B. Received by (Printed Name)

CO-19

C. Date of Delivery

4/8/20

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44712 APRIL 2020 WARNING
CITY OF FORT LAUDERDALE, CITY COMMISSION
100 N ANDREWS AVE
FT. LAUDERDALE, FL 33301



9590 9402 3774 8032 1447 20

2. Article Number (Transfer from service label)

7019 0700 0000 6273 0020

COMPLETE THIS SECTION ON DELIVERY

A. Signature **Mailroom/Receiving**
X 100 N Andrews Ave
Ft. Lauderdale FL 33301
B. Received by (Printed Name) **Agent**
Date of Delivery **4/8/20**
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44712 APRIL 2020 WARNING
 PUBLIC LAND
 % CITY OF FORT LAUDERDALE
 100 N ANDREWS AVE
 FORT LAUDERDALE, FL 33301



2. Article Number (Transfer from service label)

7019 0700 0000 6276 3608

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 City of Fort Lauderdale
 4/18/20

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

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44712 APRIL 2020 WARNING
 STEVEN S GARRETT
 2631 SW 5 STREET
 FT LAUDERDALE, FL 33312



2. Article Number (Transfer from service label)
7019 0700 0000 6276 3622

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X  Agent Addressee

B. Received by (Printed Name)
 USPS Covid-19

C. Date of Delivery

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

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (00) | |

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44712 APRIL 2020 WARNING
 CITY OF WEST PARK
 1965 S. STATE ROAD 7
 WEST PARK, FL 33023



9590 9402 3774 8032 1447 13

2. Article Number (Transfer from service label)

7019 0700 0000 6276 3462

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

X EW

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

RT 4/1

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - all Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

TD 44712 APRIL 2020 WARNING
 CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 100 N ANDREWS AVE 7TH FLOOR
 FORT LAUDERDALE, FL 33301



2. Article Number (Transfer from service label)

7019 0700 0000 6276 3578

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Mailroom/Receiving Agent
X 100 N Andrews Ave Addressee
 B. Received by Laurel Marie FL Certified Delivery
9/8/20
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44712 APRIL 2020 WARNING
 MARK EVANS KASS ESQUIRE
 1497 NW 7TH STREET
 MIAMI, FL 33125




2. Article Number (Transfer from service label)

7019 0700 0000 6276 3592

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) **C. Date of Delivery**
 Marie P. Smith

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

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

Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44712 APRIL 2020 WARNING
 BROWARD COUNTY CODE ENFORCEMENT BOARD II/SPECIAL
 MAGISTRATE, BROWARD COUNTY BOARD OF COUNTY
 COMMISSIONERS, PLANNING AND DEVELOPMENT MANAGEMENT
 DIVISION, CODE ENFORCEMENT SECTION
 1 UNIVERSITY DRIVE, BLDG. B, MAILBOX #102A
 PLANTATION, FL 33324



9590 9402 3774 8032 1441 57

2. Article Number (Transfer from service label)

7019 0700 0000 6273 1607

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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

APR 8 2020

3. Service Type **Broward County, FL**

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