



**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: 12/16/2019

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

CERTIFICATE # 2016-9347

ACCOUNT # 494228040321

ALTERNATE KEY # 345717

TAX DEED APPLICATION # 44720

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 35, Middle River Gardens, a subdivision according to the plat thereof recorded at Plat Book 22, Page 45, in the Public Records of Broward County, Florida.

PROPERTY ADDRESS: NW 28 STREET, OAKLAND PARK FL 33311

OWNER OF RECORD ON CURRENT TAX ROLL:

BERAZ INVESTMENT LLC

6100 HOLLYWOOD BLVD #505

HOLLYWOOD, FL 33024-7900 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BERAZ INVESTMENT, LLC

OR: 50052, Page: 875

4491 STIRLING ROAD SUITE 203

DAVIE, FL 33314 (Per Deed)

BERAZ INVESTMENT LLC

6100 HOLLYWOOD BLVD 505

HOLLYWOOD, FL 33024 (Per Sunbiz)

EDWARD GOLDENBERG, REGISTERED AGENT

O/B/O BERAZ INVESTMENT LLC

4577 N NOB HILL ROAD STE 209

SUNRISE, FL 33351 (Per Sunbiz)

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 OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334 (Per Liens)

Instrument: 112767495
Instrument: 112785583
Instrument: 112785584
Instrument: 113346414
Instrument: 113428956

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 28 04 0321

CURRENT ASSESSED VALUE: \$60,230

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 17859, Page: 661

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

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

Suzette Servas

Title Examiner



Site Address	NW 28 STREET, OAKLAND PARK FL 33311	ID #	4942 28 04 0321
Property Owner	BERAZ INVESTMENT LLC	Millage	1712
Mailing Address	6100 HOLLYWOOD BLVD #505 HOLLYWOOD FL 33024-7900	Use	00
Abbr Legal Description	MIDDLE RIVER GARDENS 22-45 B LOT 35		

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	\$60,230		\$60,230	\$48,290	
2018	\$60,230		\$60,230	\$43,900	\$1,082.02
2017	\$60,230		\$60,230	\$39,910	\$1,047.26

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$60,230	\$60,230	\$60,230	\$60,230
Portability	0	0	0	0
Assessed/SOH	\$48,290	\$60,230	\$48,290	\$48,290
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	\$48,290	\$60,230	\$48,290	\$48,290

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/1/2013	WD-Q	\$37,000	111718109	\$4.00	15,057	SF
2/1/1962	WD	\$2,000	7778 / 839			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
L								
1						1.2		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #44720

**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:

BERAZ INVESTMENT LLC
6100 HOLLYWOOD BLVD 505
HOLLYWOOD, FL 33024

BERAZ INVESTMENT, LLC
4491 STIRLING ROAD SUITE 203
DAVIE, FL 33314

CITY OF OAKLAND PARK CODE
ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

EDWARD GOLDENBERG,
REGISTERED AGENT O/B/O
BERAZ INVESTMENT LLC
4577 N NOB HILL ROAD STE 209
SUNRISE, FL 33351

BERAZ INVESTMENT LLC
4577 N NOB HILL RD STE 209
SUNRISE, FL 33351

BERAZ INVESTMENT LLC
2000 NW 28 ST
OAKLAND PARK, FL 33311

CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET
OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

*FORTSOLL 1 LLC
8551 W SUNRISE BLVD #208
FORT LAUDERDALE, FL 33322

*THOMAS, BOBBIE R
4981 NW 13 ST
LAUDERHILL, FL 33313

*THOMAS, JEFFREY L & SYLVIA
H
11960 SW 18 CT
DAVIE, FL 33325

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**

9

Broward County, Florida

INSTR # 116346409
Recorded 02/12/20 at 02:30 PM
Broward County Commission
1 Page(s)
#9

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 44720

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: 494228-04-0321
Certificate Number: 9347
Date of Issuance: 05/25/2017
Certificate Holder: IDE TECHNOLOGIES, INC
Description of Property: MIDDLE RIVER GARDENS 22-45 B
LOT 35

Name in which assessed: BERAZ INVESTMENT LLC
Legal Titleholders: BERAZ INVESTMENT LLC
6100 HOLLYWOOD BLVD #505
HOLLYWOOD, FL 33024-7900

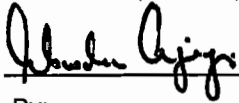
All of said property being in the County of Broward, State of Florida.

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: 6075.86

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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LOT 35

Name in which assessed: BERAZ INVESTMENT LLC
Legal Titleholders: BERAZ INVESTMENT LLC
6100 HOLLYWOOD BLVD #505
HOLLYWOOD, FL 33024-7900

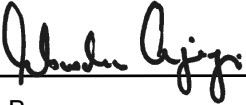
All of said property being in the County of Broward, State of Florida.

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

Dated this 25th 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: 6445.86

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20016589

Broward County, Florida VS Beraz Investment LLC

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Beraz Investment LLC NW 28 Street (vacant lot) Oakland Park FL 33311**

RETURN OF SERVICE



Court Case # TD 44720

Received by CCN

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: 10:13 AM

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

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

COMMENTS: Posted on vacant lot. Vacant lot located next to house 1928 NW 28 St. and vacant lot 2000 NW 28 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 #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494228-04-0321 (TD #44720)

RECEIVED SHERIFF
2020 APR -7 AM 9:56
BROWARD COUNTY, FLORIDA

WARNING

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

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

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\$5,165.16
- Or
- * Amount due if paid by May 19, 2020\$5,226.04

*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

BERAZ INVESTMENT LLC
NW 28 STREET
OAKLAND PARK, FL 33311
(VACANT LOT)

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20016593

Broward County, Florida VS Beraz Investment LLC

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Beraz Investment LLC 6100 Hollywood Boulevard #505 Hollywood FL 33024**

RETURN OF SERVICE



Court Case # TD 44720

Received by CCN 12628

04/10/2020 12:17 PM

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: 12:48 PM

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

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

COMMENTS: Posted on business door

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: *Annette Shannon*

D.S.

A. Shannon, #12628

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 # 494228-04-0321 (TD # 44720)

RECEIVED SHERIFF
2020 APR -7 AM 9:56
BROWARD COUNTY, FLORIDA

WARNING

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

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

ORIGINAL DOCUMENT

NOTE

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

PLEASE SERVE THIS ADDRESS OR LOCATION

BERAZ INVESTMENT LLC
6100 HOLLYWOOD BLVD #505
HOLLYWOOD, FL 33024-7900

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



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

Detail by Entity Name

Florida Limited Liability Company
BERAZ INVESTMENT LLC

Filing Information

Document Number	L12000142321
FEI/EIN Number	80-0879727
Date Filed	11/09/2012
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/08/2019
Event Effective Date	NONE

Principal Address

4577 N NOB HILL ROAD
STE 209
SUNRISE, FL 33351

Changed: 02/08/2019

Mailing Address

6100 HOLLYWOOD BLVD
505
HOLLYWOOD, FL 33024

Changed: 04/29/2016

Registered Agent Name & Address

GOLDENBERG, EDWARD
4577 N NOB HILL ROAD
STE 209
SUNRISE, FL 33351

Name Changed: 02/08/2019

Address Changed: 04/29/2016

Authorized Person(s) Detail

Name & Address

Title Managing Member

GOLDENBERG, EDWARD
6100 HOLLYWOOD BLVD
505
HOLLYWOOD, FL 33024

Annual Reports

Report Year	Filed Date
2017	04/27/2017
2018	04/30/2018
2019	04/30/2019

Document Images

04/30/2019 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- LC Amendment	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
08/26/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/01/2014 -- ANNUAL REPORT	View image in PDF format
07/29/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
04/10/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
03/16/2013 -- ANNUAL REPORT	View image in PDF format
11/09/2012 -- Florida Limited Liability	View image in PDF format

Return to: (enclose self-addressed stamped envelope)

WARRANTY DEED
FROM CORPORATION

RAMCO FORM 33

Name: LOUIS N. MCCUTCHEN
Address: Post Office Box 8397
Ft. Lauderdale, Fla. 33310

90425159

This Instrument Prepared by: FRAN O. ROSS ATTY.
1443 20th ST.
Address: VERO BEACH FLA. 32960

\$ 1554 has been Paid
in Broward County for Documentary
Stamp Tax as required by law.

Jacqueline Jackson, Deputy

Property Appraisers Parcel Identification (Folio) Number(s):

90 OCT 23 PM 3:00

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made and executed the 22nd day of October A. D. 1990
MCCUTCHEN & JENNING, INC.

a corporation existing under the laws of Florida, and having its principal place
business at 4405 34th Court, Vero Beach, Fla. 32967
hereinafter called the grantor, to

LOUIS N. MCCUTCHEN, a single man

whose postoffice address is

Post Office Box 8397, Ft. Lauderdale, Fla. 33310
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Broward
County, Florida, viz:

LAUDERDALE HOMESITES 3-31 B
LOT 5, 6, BLK. 1
0204-07-00300-55

GEDEON SUB 21-24 B
LOT 5, LESS E 80 of S 100 BLK 1
9228-01-00300-26

* continued on attached sheet *

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrances

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

ATTEST *Stanley L. Jennings*
Secretary

MCCutcheon & Jennings, Inc.

Signed, sealed and delivered in the presence of:
Joseph C. Smith
Donna Saunders

By *Stanley L. Jennings*
President

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared

STANLEY L. JENNINGS
President and Secretary

well known to me to be the _____ respectively of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of October A. D. 1990

Notary Public
State of Florida at Large
My Commission Expires Jan. 21, 1992

Fran O. Ross

BK 17859PG0661

MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document when microfilmed.

LEGAL DESCRIPTION CONT.

GEDEON SUB 21-24 B
LOT 7, LESS W 70 OF S 100, LOT 6
LESS S 100, BLK. 1
9228-01-00410-38

MIDDLE RIVER GARDENS 22-45 B
LOT 36
9228-04-03300-50

MIDDLE RIVER GARDENS 22-45 B
LOT 35
9228-04-03210-52

BK 17859PG0662

RESOLUTION

RESOLVED that the officer(s) of this corporation declares that this corporation shall transfer corporate real property (see attached deeds) from this corporation to LOUIS N. MCCUTCHEN upon such terms and conditions and for such consideration as is deemed reasonable by said officer(s).

BK 7859PC0663

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

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Stephanie Howard
ALL ABOUT CLOSING, INC.
401 E. LAS OLAS BLVD., Suite 1400
FT. LAUDERDALE, FL 33301
Our File No.: **3013**

Property Appraisers Parcel Identification (Folio) Number:
494228040321
Florida Documentary Stamps in the amount of **\$259.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 1st day of **August, 2013** by **Louis N. McCutchen**, a single man, whose post office address is 2709 NW 20th Street, Ft. Lauderdale, FL 33311 herein called the Grantor, to **Beraz Investment, LLC**, a Florida Limited Liability Company whose post office address is 4491 Stirling Road Suite 203, Davie, FL 33314, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Lot 35, Middle River Gardens, a subdivision according to the plat thereof recorded at Plat Book 22, Page 45, in the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Allison Moya

Witness #1 Printed Name

Allison Moya

Witness #2 Signature

Stephanie Howard

Witness #2 Printed Name

Louis N. McCutchen
Louis N. McCutchen

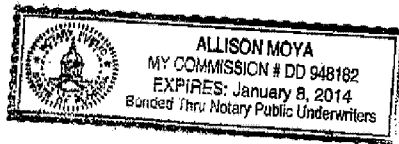
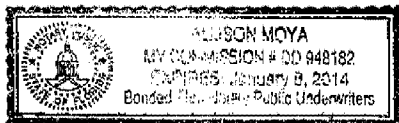
STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1st day of August, 2013, by Louis N. McCutchen who is ~~personally known~~ to me or has produced d.L. as identification and did did not take an oath.

SEAL

Allison Moya
Notary Public
Printed Notary Name

My commission expires:



8

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION
I certify this to be a true and correct copy of the record in my office.
WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 15 day of January, 2015
[Signature] City Clerk

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
BERAZ INVESTMENT LLC
4491 STIRLING RD STE 203
DAVIE, FL 33314

CASE NO. 173186
SP14 223

IMPOSITION OF LIEN

This cause, having come before the City of Oakland Park, Florida at which time the the materials provided were reviewed and city staff was authorized to proceed with repairs on the property based on a finding by the Code Enforcement Board/Special Magistrate that the violations thereon, or the conditions causing the violations, constitute a threat to public health, safety and welfare. All costs incurred to be placed as liens against the property.

MOW LOT AND REMOVE DEBRIS \$200.00
ADMINISTRATIVE FEES 75.00
TOTAL COST \$275.00

ORDERED that Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of \$275.00 plus \$100 for the recording of liens and release of liens for the violation(s) of SEC.8.7(A) SEC.24.79.1(E)(5)(E) that existed at 1980 NW 28 ST Oakland Park , described as:

494228040321 MIDDLE RIVER GARDENS 22-45 B LOT 35

This document can be recorded and shall then constitute a lien for said costs against the above described property.

By: *[Signature]*
CODE ENFORCEMENT MANAGER

PERSONALLY appeared before me, the undersigned authority, **Jay Quier**, well known to me and known by me and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that he was duly authorized to do so. He is personally known to me.

WITNESS my hand and official seal this January 7, 2015.

[Signature]
Notary Public
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Denise Smith
Commission # EE112747
Expires: JULY 17, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to:
BERAZ INVESTMENT LLC at
4491 STIRLING RD STE 203
DAVIE, FL 33314

this 7 day of January, 2015.

[Signature]
Recording Secretary

①

8

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION
I certify this to be a true and correct copy of the record in my office.
WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 20 day of JANUARY 2015
[Signature] City Clerk

CASE NO. 173186
SPI4 223

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
BERAZ INVESTMENT LLC
4491 STIRLING RD STE 203
DAVIE, FL 33314

ORDER IMPOSING PENALTY/LIEN

This cause came on for public hearing before the Code Enforcement Special Magistrate of the City of Oakland Park, Florida. (herein referred to as "Special Magistrate") on **January 20, 2015**, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued the Findings of Fact and Conclusions of Law and thereupon issued the oral Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent(s) has not complied with the order dated **November 18, 2014**, it is hereby

ORDERED that Respondent(s) pay to the **CITY OF OAKLAND PARK** a fine in the amount of **\$250** per day per violation for the violation(s) of **SEC.8.7(A) SEC.24.79.1(E)(5)(E)** that existed at **1980 NW 28 ST**, plus **\$100** for the recording of liens and release of liens and **\$150** Code Enforcement Administrative fees. The property is described as:

**494228040321
MIDDLE RIVER GARDENS 22-45 B LOT 35**

after **December 09, 2014**, which was the date previously set by the Special Magistrate's order.

If the owner of property indicated above is on active duty and serving with the United States Armed Services, a letter claiming such status must be submitted within 30 days to the Oakland Park Code Compliance Division at the address stated above.

This Order can be recorded and shall then constitute a lien for the fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to **Section 162.09** of the Florida Statutes.

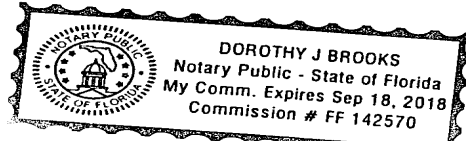
DONE AND ORDERED this **January 20, 2015** at Oakland Park, Florida.

By: [Signature]
Special Magistrate

PERSONALLY appeared before me, the undersigned authority, John Herin Jr., who is well known to me and known by me to be the SPECIAL MAGISTRATE, and acknowledged before me that s he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that s he was duly authorized to do so. S he is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 20 Jan 15

[Signature]
Notary Public
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to **BERAZ INVESTMENT LLC** at **4491 STIRLING RD STE 203 DAVIE, FL 33314**

this 21 day of January 2015

[Signature]
Recording Secretary

91 7199 9991 7034 2296 0364

1

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION
I certify this to be a true and correct
copy of the record in my office.
WITNESSETH my hand and official seal of
the City of Oakland Park, Florida this
3 day of November, 2015
[Signature] City Clerk

CASE NO. 175993-
SP15 180R

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
BERAZ INVESTMENT LLC
4491 STIRLING RD STE 203
DAVIE, FL 33314

IMPOSITION OF LIEN

This cause, having come before the City of Oakland Park, Florida at which time the materials provided were reviewed and city staff was authorized to proceed with repairs on the property based on a finding by the Code Enforcement Board/Special Magistrate that the violations thereon, or the conditions causing the violations, constitute a threat to public health, safety and welfare. All costs incurred to be placed as liens against the property.

MOW LOT AND REMOVE DEBRIS \$150.00
ADMINISTRATIVE FEES 75.00
TOTAL COST **\$225.00**

ORDERED that Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of **\$225.00** plus \$100 for the recording of liens and release of liens for the violation(s) of SEC.8.7(A) that existed at 1980 NW 28 ST , described as:

494228040321 MIDDLE RIVER GARDENS 22-45 B LOT 35

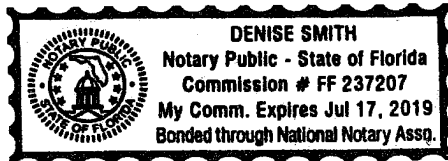
This document can be recorded and shall then constitute a lien for said costs against the above described property.

By: *[Signature]*
CODE ENFORCEMENT MANAGER

PERSONALLY appeared before me, the undersigned authority, Jay Quier, well known to me and known by me and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that he was duly authorized to do so. He is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 27 day of October, 2015.

[Signature]
Notary Public
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to:
BERAZ INVESTMENT LLC at
4491 STIRLING RD STE 203
DAVIE, FL 33314

this 27 day of October, 2015.

[Signature]
Recording Secretary

4

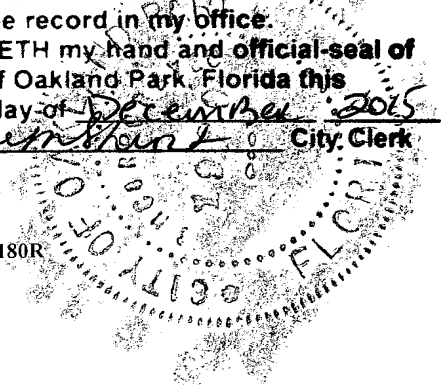
CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION

I certify this to be a true and correct copy of the record in my office. WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 18 day of December, 2015
Armen Shant City Clerk

CASE NO. 175993
SP15 180R



IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
BERAZ INVESTMENT LLC
4491 STIRLING RD STE 203
DAVIE, FL 33314

ORDER IMPOSING PENALTY/LIEN

This cause came on for public hearing before the Code Enforcement Special Magistrate of the City of Oakland Park, Florida, (herein referred to as "Special Magistrate") on **November 17, 2015**, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued the Findings of Fact and Conclusions of Law and thereupon issued the oral Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent(s) has not complied with the order dated **September 15, 2015**, it is hereby

ORDERED that Respondent(s) pay to the **CITY OF OAKLAND PARK** a fine in the amount of **\$7,500** for the violation(s) of **SEC.8.7(A)** that existed at **1980 NW 28 ST**, plus **\$100** for the recording of liens and release of liens and **\$150** Code Enforcement Administrative fees. The property is described as:

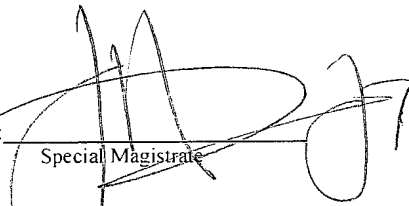
494228040321
MIDDLE RIVER GARDENS 22-45 B LOT 35

after **September 30, 2015**, which was the date previously set by the Special Magistrate's order.

If the owner of property indicated above is on active duty and serving with the United States Armed Services, a letter claiming such status must be submitted within 30 days to the Oakland Park Code Compliance Division at the address stated above.

This Order can be recorded and shall then constitute a lien for the fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to **Section 162.09** of the Florida Statutes.

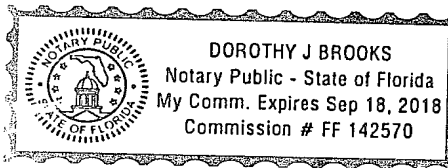
DONE AND ORDERED this **November 17, 2015** at Oakland Park, Florida.

By: 
Special Magistrate

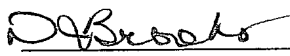
PERSONALLY appeared before me, the undersigned authority, John Herin Jr. who is well known to me and known by me to be the SPECIAL MAGISTRATE, and acknowledged before me that s he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that s he was duly authorized to do so. S he is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 17 Nov 15


Notary Public
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to **BERAZ INVESTMENT LLC** at **4491 STIRLING RD STE 203** DAVIE, FL 33314 this 18 day of November, 2015


Recording Secretary

9

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION
I certify this to be a true and correct
copy of the record in my office;
WITNESSETH my hand and official seal of
the City of Oakland Park, Florida this
26 day of JANUARY, 2015
John Herin Jr. City Clerk

CASE NO. 173185
SPI4 224

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
BERAZ INVESTMENT LLC
4491 STIRLING RD STE 203
DAVIE, FL 33317

ORDER IMPOSING PENALTY/LIEN

This cause came on for public hearing before the Code Enforcement Special Magistrate of the City of Oakland Park, Florida. (herein referred to as "Special Magistrate") on **January 20, 2015**, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued the Findings of Fact and Conclusions of Law and thereupon issued the oral Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent(s) has not complied with the order dated **November 18, 2014**, it is hereby

ORDERED that Respondent(s) pay to the **CITY OF OAKLAND PARK** a fine in the amount of **\$250 per day per violation** for the violation(s) of **SEC.8.7(A) SEC.24.79.1(E)(5)(E) SEC.5.44(A)(1)** that existed at **2000 NW 28 ST OAKLAND PARK**, plus **\$100** for the recording of liens and release of liens and **\$150** Code Enforcement Administrative fees. The property is described as:

494228040330
MIDDLE RIVER GARDENS 22-45 B LOT 36

after **December 09, 2014**, which was the date previously set by the Special Magistrate's order.

If the owner of property indicated above is on active duty and serving with the United States Armed Services, a letter claiming such status must be submitted within 30 days to the Oakland Park Code Compliance Division at the address stated above.

This Order can be recorded and shall then constitute a lien for the fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to **Section 162.09** of the Florida Statutes.

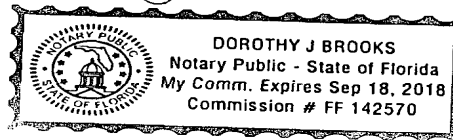
DONE AND ORDERED this **January 20, 2015** at Oakland Park, Florida.

By: [Signature]
Special Magistrate

PERSONALLY appeared before me, the undersigned authority, John Herin Jr, who is well known to me and known by me to be the SPECIAL MAGISTRATE, and acknowledged before me that s he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that s he was duly authorized to do so. S he is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 20 Jan 15

[Signature]
Notary Public
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to **BERAZ INVESTMENT LLC** at **4491 STIRLING RD STE 203 DAVIE, FL 33317** this 21 day of January, 2015

[Signature]
Recording Secretary

①

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

DATE: April 1st, 2020
PROPERTY ID # 494228-04-0321 (TD # 44720)

WARNING

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

BERAZ INVESTMENT LLC
6100 HOLLYWOOD BLVD 505
HOLLYWOOD, FL 33024

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 28 STREET, OAKLAND PARK, 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\$5,165.16
- Or
- * Estimated Amount due if paid by May 19, 2020\$5,226.04

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 # 494228-04-0321 (TD # 44720)

WARNING

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

BERAZ INVESTMENT, LLC
4491 STIRLING ROAD SUITE 203
DAVIE, FL 33314

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 28 STREET, OAKLAND PARK, 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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www.broward.org/recordstaxestreasury

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

DATE: April 1st, 2020
PROPERTY ID # 494228-04-0321 (TD # 44720)

WARNING

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

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 28 STREET, OAKLAND PARK, 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.

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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\$5,165.16
- Or
- * Estimated Amount due if paid by May 19, 2020\$5,226.04

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 # 494228-04-0321 (TD # 44720)

WARNING

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

EDWARD GOLDENBERG, REGISTERED AGENT
O/B/O BERAZ INVESTMENT LLC
4577 N NOB HILL ROAD STE 209
SUNRISE, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 28 STREET, OAKLAND PARK, 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.

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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\$5,165.16
- Or
- * Estimated Amount due if paid by May 19, 2020\$5,226.04

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 # 494228-04-0321 (TD # 44720)

WARNING

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

BERAZ INVESTMENT LLC
4577 N NOB HILL RD STE 209
SUNRISE, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 28 STREET, OAKLAND PARK, 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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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\$5,165.16
- Or
- * Estimated Amount due if paid by May 19, 2020\$5,226.04

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 # 494228-04-0321 (TD # 44720)

WARNING

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

BERAZ INVESTMENT LLC
2000 NW 28 ST
OAKLAND PARK, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 28 STREET, OAKLAND PARK, 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.

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

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

DATE: April 1st, 2020
PROPERTY ID # 494228-04-0321 (TD # 44720)

WARNING

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

CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 28 STREET, OAKLAND PARK, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: April 1st, 2020
PROPERTY ID # 494228-04-0321 (TD # 44720)

WARNING

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

FORTSOLL 1 LLC
8551 W SUNRISE BLVD #208
FORT LAUDERDALE, FL 33322

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 28 STREET, OAKLAND PARK, 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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www.broward.org/recordstaxestreasury

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

DATE: April 1st, 2020
PROPERTY ID # 494228-04-0321 (TD # 44720)

WARNING

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

THOMAS, BOBBIE R
4981 NW 13 ST
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 28 STREET, OAKLAND PARK, 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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www.broward.org/recordstaxestreasury

DATE: April 1st, 2020
PROPERTY ID # 494228-04-0321 (TD # 44720)

WARNING

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

THOMAS, JEFFREY L & SYLVIA H
11960 SW 18 CT
DAVIE, FL 33325

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 28 STREET, OAKLAND PARK, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7019 0700 0000 6273 1102

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

City, State

TD 44720 MAY 2020 WARNING
THOMAS, JEFFREY L & SYLVIA H
11960 SW 18 CT
DAVIE, FL 33325

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com.

OFFICIAL USE

7019 0700 0000 6273 1096

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 Post
\$ _____

Sent To

Street and

City, State

TD 44720 MAY 2020 WARNING

THOMAS, BOBBIE R
4981 NW 13 ST
LAUDERHILL, FL 33313

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 1069

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 44720 MAY 2020 WARNING
FORTSOLL 1 LLC
8551 W SUNRISE BLVD #208
FORT LAUDERDALE, FL 33322

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 1072

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, ZIP+4®	

TD 44720 MAY 2020 WARNING
CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

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

City, State

TD 44720 MAY 2020 WARNING
BERAZ INVESTMENT LLC
2000 NW 28 ST
OAKLAND PARK, FL 33311

7019 0700 0000 6273 1065

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 1058

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, Zip

TD 44720 MAY 2020 WARNING
BERAZ INVESTMENT LLC
4577 N NOB HILL RD STE 209
SUNRISE, FL 33351

U.S. Postal ServiceSM
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 44720 MAY 2020 WARNING
EDWARD GOLDENBERG, REGISTERED AGENT
O/B/O BERAZ INVESTMENT LLC
4577 N NOB HILL ROAD STE 209
SUNRISE, FL 33351

7019 0700 0000 6273 1041

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
\$ _____

TD 44720 MAY 2020 WARNING
CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

Sent To
Street and /
City, State,

7019 0700 0000 6273 1034

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 1027

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 44720 MAY 2020 WARNING
BERAZ INVESTMENT, LLC
4491 STIRLING ROAD SUITE 203
DAVIE, FL 33314

\$ _____
Sent To

Street and A

City, State, Z

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 F

\$

Sent To

Street

City, St

TD 44720 MAY 2020 WARNING
BERAZ INVESTMENT LLC
6100 HOLLYWOOD BLVD 505
HOLLYWOOD, FL 33024

7019 0700 0000 6273 1010

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 44720 MAY 2020 WARNING
 CITY OF OAKLAND PARK
 ANDREW THOMPSON, BUDGET OFFICE
 3650 NE 12 AVE
 OAKLAND PARK, FL 33334



9590 9402 4097 8092 9070 49

2. Article Number (Transfer from service label)

7019 0700 0000 6273 1072

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature] Agent
 Addressee

B. Received by (Printed Name)

Andrew Thompson

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

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 44720 MAY 2020 WARNING
 FORTSOLL 1 LLC
 8551 W SUNRISE BLVD #208
 FORT LAUDERDALE, FL 33322



9590 9402 4097 8092 9070 32

2. Article Number (transfer from service label):

7019 0700 0000 6273 1089

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Olson Covid 19 Agent
 Addressee

B. Received by (Printed Name) **C. Date of Delivery**
 #4/18/20

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"/> 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 44720 MAY 2020 WARNING
 THOMAS, JEFFREY L & SYLVIA H
 11960 SW 18 CT
 DAVIE, FL 33325



9590 9402 4097 8092 9070 18

2. Article Number (Transfer from service label)

7019 0700 0000 6273 1102

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *EB 2522* Agent
 Addressee

B. Received by (Printed Name) *CV 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
- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <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"/> 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 44720 MAY 2020 WARNING
 CITY OF OAKLAND PARK
 CODE ENFORCEMENT DIVISION
 5399 N. DIXIE HWY SUITE 3
 OAKLAND PARK, FL 33334



9590 9402 4097 8092 9070 87

2. Article Number (Transfer from service label)

7019 0700 0000 6273 1034


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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Handwritten Signature]*

B. Received by (Printed Name) *Kevin M. Wood* C. Date of Delivery *APR 30 2020*

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