

# **TitleExpress<sup>®</sup>**

**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](mailto:TitleExpress@grantstreet.com)**

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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 03/03/2020

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 03/02/2020

**CERTIFICATE #** 2016-18604

**ACCOUNT #** 514221270010

**ALTERNATE KEY #** 706019

**TAX DEED APPLICATION #** 45113

**COUNTY, STATE:** BROWARD, FL

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

### LEGAL DESCRIPTION:

The West 50 feet of Block A, of GIBSON'S ADDITION, according to the Plat thereof, as recorded in Plat Book 25, Page 7, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 719 FOSTER ROAD, HALLANDALE BEACH FL 33009

### OWNER OF RECORD ON CURRENT TAX ROLL:

ELLA III LLC

18305 BISCAYNE BLVD #400

AVENTURA, FL 33160 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ELLA III LLC

OR: 48633, Page: 1579

PO BOX 100736

ATLANTA, GA 30384-9584 (Per Tax Deed)

JONATHAN R POLITANO, REGISTERED AGENT

O/B/O ELLA III LLC

18305 BISCAYNE BLVD SUITE 400

AVENTURA, FL 33160 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

780 NW 42 AVE #300

MIAMI, FL 33126 (Tax Deed Applicant)

CITY OF HALLANDALE BEACH

OR: 43784, Page: 904

400 SOUTH FEDERAL HIGHWAY

OR: 47053, Page: 368

(Per Orders/Liens. No City, State or ZIP code included in addresses.)

OR: 50438, Page: 1772

OR: 50789, Page: 1615

CITY OF HALLANDALE BEACH  
400 SOUTH FEDERAL HWY  
HALLANDALE BEACH, FL 33009 (Per Order)

OR: 50561, Page: 236

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

Instrument: 113364535  
Instrument: 114561491  
Instrument: 114561492  
Instrument: 114561493  
Instrument: 115183324

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5142 21 27 0010

**CURRENT ASSESSED VALUE:** \$38,980

**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: 3887, Page: 564

Death Certificate

Instrument: 114887455

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

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

**Wendy Carter**

Title Examiner



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

CERTIFICATE OF MAILING NOTICES

Tax Deed #45113

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 June 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:

ELLA III LLC  
PO BOX 100736  
ATLANTA, GA 30384-9584

ELLA III LLC  
18305 BISCAYNE BLVD #400  
AVENTURA, FL 33160

ELLA III LLC  
719 FOSTER ROAD  
HALLANDALE BEACH, FL  
33009

JONATHAN R POLITANO,  
REGISTERED AGENT O/B/O  
ELLA III LLC  
18305 BISCAYNE BLVD SUITE  
400

AVENTURA, FL 33160  
CITY OF HALLANDALE BEACH  
ATTN CITY ATTORNEY  
400 S FEDERAL HWY 2nd FLR  
HALLANDALE BEACH, FL  
33009

\*HALLANDALE BEACH  
COMMUNITY  
REDEVELOPMENT AGENCY  
400 S FEDERAL HWY #239  
HALLANDALE BEACH, FL  
33009

\*LEE, BRENDA A LEE, GAIL D  
736 NW 7 ST  
HALLANDALE BEACH, FL  
33009

CITY OF HALLANDALE BEACH  
400 SOUTH FEDERAL  
HIGHWAY  
HALLANDALE BEACH, FL  
33009

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

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

**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 June 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 # 116451941  
Recorded 04/08/20 at 01:03 PM  
Broward County Commission  
1 Page(s)  
#19

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 45113

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

Property ID: 514221-27-0010  
Certificate Number: 18604  
Date of Issuance: 05/25/2017  
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK  
Description of Property: GIBSONS ADDITION 25-7 B  
BLK A W 50

Name in which assessed: ELLA III LLC  
Legal Titleholders: ELLA III LLC  
18305 BISCAYNE BLVD #400  
AVENTURA, FL 33160

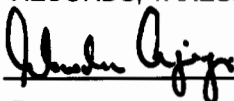
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of July, 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 2nd day of April, 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: 06/11/2020, 06/18/2020, 06/25/2020 & 07/02/2020  
Minimum Bid: 6189.11



# Broward County, Florida

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

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Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK  
Description of Property: GIBSONS ADDITION 25-7 B  
BLK A W 50  
The West 50 feet of Block A, of GIBSON'S ADDITION, according to the Plat thereof, as recorded in Plat Book 25, Page 7, of the Public Records of Broward County, Florida.  
Name in which assessed: ELLA III LLC  
Legal Titleholders: ELLA III LLC  
18305 BISCAYNE BLVD #400  
AVENTURA, FL 33160

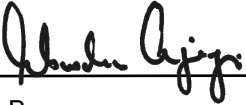
All of said property being in the County of Broward, State of Florida.

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

Dated this 2nd day of April, 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: 06/11/2020, 06/18/2020, 06/25/2020 & 07/02/2020  
Minimum Bid: 6189.11



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

## Detail by Entity Name

Florida Limited Liability Company  
ELLA III LLC

### Filing Information

**Document Number** L13000043562  
**FEI/EIN Number** 80-0912187  
**Date Filed** 03/22/2013  
**State** FL  
**Status** ACTIVE

### Principal Address

18305 BISCAYNE BLVD  
 SUITE 400  
 AVENTURA, FL 33160

### Mailing Address

18305 BISCAYNE BLVD  
 SUITE 400  
 AVENTURA, FL 33160

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

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

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2017	04/06/2017
2018	02/23/2018
2019	04/05/2019

### **Document Images**

<a href="#">04/05/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2013 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

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**CITY OF HALLANDALE BEACH, FL  
400 SOUTH FEDERAL HIGHWAY  
SPECIAL MAGISTRATE HEARING**

**CITY OF HALLANDALE BEACH, FL  
Petitioner**

vs.

**IN RE:  
DOCKET NO. 06-01362**

**W. & GWENDOLYN T. SINGLETON  
621 NW 10<sup>TH</sup> STREET  
HALLANDALE BEACH, FL 33009  
Respondent**

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**ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN**

**THIS CAUSE FIRST CAME**, by administrative hearing, before the undersigned Special Magistrate on June 1, 2006, after due notice to the Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, determined findings of Fact and Conclusions of Law and thereupon issued a Final Order which was reduced to writing and furnished to the Respondent. (Exhibit "A") The Final Order found the Respondents property to contain the following violations: INOPERABLE VEHICLES, BROKEN WINDOWS, EXTERIOR OF STRUCTURE NEEDS CLEANING, PAINTING, ACCUMULATION OF JUNK AND DEBRIS, OUTSIDE STORAGE OF MATERIALS, RESEAL, RE-STRIPE, DRIVEWAY AND PAINT WHEEL STOPS, RE-SOD PARKING AREA, OBTAIN NECESSARY PERMITS, / CITY CODE SEC. 13-41(A)(B), SEC. 14-6(1), SEC. 14-11(1)(A)(B)( C), SEC. 32-633(F) , SEC. 13-36(A)(B), SEC. 13-65(A)(B)( C), SEC. 32-159(B)( C), SEC, 32-382, SEC. 32-383, SEC. 32-452, SEC. 32-453. The subject violations occurred at the Respondents real property located at 719 Foster Road within the City of Hallandale Beach and more particularly described as follows:

Property Id No. 5142 21 27 0010

GIBSONS ADDITION 25-7 B BLK A W 50

The Final Order required the Respondent to take corrective action to remedy the violations by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on November 16, 2006, that all required corrective action had not been taken by the compliance date set out in the Final Order in this case and that in fact the RESPONDENT'S property remained in a state of violation. Further the City stated that as of the November 16, 2006, the fine amount for this property under this case had reached an accumulated amount of FOURTEEN THOUSAND DOLLARS (\$14,000.00). The record indicated that the RESPONDENT had been provided proper notice of the hearing. The RESPONDENT was not present at the hearing.

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**ACCORDINGLY, IT IS HEREBY ORDERED THAT:**

1. A fine in the amount of FOURTEEN THOUSAND DOLLARS (\$14,000.00) is hereby imposed and shall continue to accrue at the rate of TWO HUNDRED DOLLARS (\$200.00) per diem commencing on the date of this order and shall run until such time as the RESPONDENT shall bring the subject property into compliance with the Final Final Order issued in this case or a Final Judgement is entered by a court of competent jurisdiction

2. The fine amount set out above shall, pursuant to Chapter 162 Florida Statutes, constitute a lien against the real property of the Respondent located within Broward County and the PETITIONER City may record a true copy of this order in the Public Records of Broward County.

Done and Ordered this 21<sup>st</sup> Day of November, 2006.

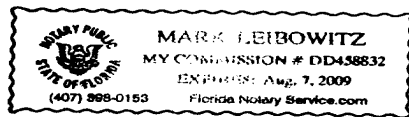
CITY OF HALLANDALE BEACH, FLORIDA

Richard L. Doody  
Special Magistrate  
Jesus C. Valdes  
Code Compliance Official

STATE OF FLORIDA        )  
COUNTY OF BROWARD    )   SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and Jesus C. Valdes, Special Magistrate and Code Compliance Official respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

11/28, 2006  
[Signature]  
Notary Public, State of Florida  
Clerk to the Special Magistrate



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**CITY OF HALLANDALE BEACH, FLORIDA  
400 SOUTH FEDERAL HIGHWAY  
SPECIAL MAGISTRATE HEARING**

CITY OF HALLANDALE BEACH,  
FLORIDA,

CASE NO. 08-5352

Petitioner,

vs.

SINGLETON, W & GWENDOLYN T  
621 NW 10<sup>th</sup> ST  
HALLANDALE BEACH, FL 33009

Respondent.

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**FINAL ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 4, 2010 as to an administrative hearing certifying code enforcement fine and lien. This cause first came on to be heard before the Special Magistrate by an administrative hearing on October 2, 2008 after due notice to Respondent, where the Special Magistrate heard testimony under oath, considered evidence, made findings of fact and conclusions of law, and thereupon issued a Final Order which was reduced to writing and furnished to Respondent. A copy of that Final Order is attached hereto as Exhibit "A".

The Final Order found that the Respondents property contained the following violations: UNLAWFUL STORAGE OF INOPERABLE VEHICLES, OVERGROWN LANDSCAPING, WEEDS, ACCUMULATION OF JUNK, AND DEBRIS, TRASH AND LITTER. CITY CODE SECTIONS 28-6 (B)(3)(4), 13-41 (A)(B), 13-37 (B), 13-36(A)(B), 13-65 (A). The subject violations occurred at the Respondent's property located at 719 Foster Road, Hallandale Beach, Florida, and legally described as follows: GIBBONS ADDITION 25-7 B BLK A W 50. Folio number 1221-27-0010.

The Final Order required the Respondent to take corrective action to remedy the violations by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on March 4, 2010 that all required corrective action has not been taken by Respondent by the compliance date set out in the Final Order in this case, and that in fact Respondent's property remains in violation of the CITY'S code. Petitioner stated that as of the date of the hearing, the fine issued in this case reached an

①

accumulated amount of \$91,400.00. The record indicates that the Respondent has been provided with proper notice of the hearing.


**ACCORDINGLY, IT IS HEREBY ORDERED** as follows:

1. A fine in the amount of \$91,400.00 is hereby imposed and shall continue to accrue at the rate of \$100.00 per diem commencing on the date of this order, and it shall run until such time as the Respondent shall bring the subject property into compliance.

2. The fine set forth above shall pursuant to Chapter 162, *Florida Statutes*, constitute a lien against the real property of Respondent located in Broward County, and Petitioner may record a true copy of this order in the public records of Broward County.

**DONE AND ORDERED** at Hallandale Beach, Florida, Broward County, this 8 day of March, 2010.

CITY OF HALLANDALE BEACH, FLORIDA

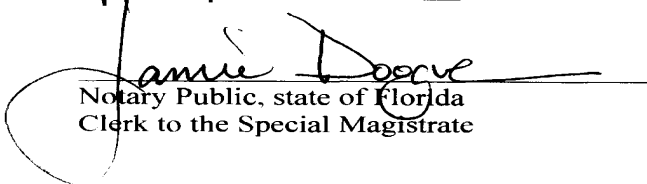
  
Special Magistrate

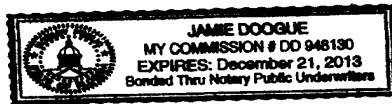
  
Code Compliance Official

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Kimberly Bruce, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: March 08, 2010.

  
Notary Public, state of Florida  
Clerk to the Special Magistrate



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OCT 14 '13 AM 10:10

**CITY OF HALLANDALE BEACH, FLORIDA  
400 SOUTH FEDERAL HIGHWAY  
SPECIAL MAGISTRATE HEARING**

CITY OF HALLANDALE BEACH,  
FLORIDA,

CASE NO. 13-222

Petitioner,

vs.

ELLA III LLC  
PO BOX 100736  
ATLANTA, GA 30384

Respondent.

**FINAL ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 3, 2013 as to an administrative hearing certifying code enforcement fine and lien. This cause first came on to be heard before the Special Magistrate by an administrative hearing on August 1, 2013 after due service and notice to Respondent, where the Special Magistrate heard testimony under oath, considered evidence, made findings of fact and conclusions of law, and thereupon issued a Final Order which was reduced to writing and furnished to Respondent. A copy of that Final Order is attached hereto as Exhibit "A". The Final Order found that the Respondent(s) property contained the following violation: FAILURE TO REPLACE BROKEN WINDOW GLASS ABOVE FRONT DOOR OR BOARD UP. CITY CODE SECTION 14-6 (1).

The subject violation occurred at the Respondent's property located at 719 Foster Road, and legally described as follows: GIBSONS ADDITION 25-7 B BLK A W 50. Folio number is 1221-27-0010.

The Final Order required the Respondent to take corrective action to remedy the violations by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on October 3, 2013 that all required corrective action has not been taken by Respondent by the compliance date set out in the Final Order in this case, and that in fact Respondent's property remains in violation of the CITY'S code. Petitioner stated that as of the date of the hearing, the fine issued in this case reached an accumulated amount of \$7,000.00. The record indicates that the Respondent has been provided with proper service and notice of the proceeding.

**ACCORDINGLY, IT IS HEREBY ORDERED** as follows:

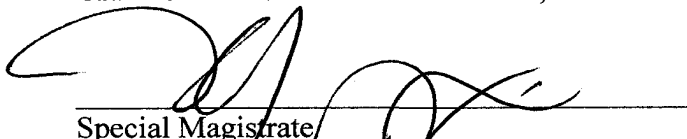

1. A fine in the amount of \$7,000.00 is hereby imposed and shall continue to accrue at the rate of \$250.00 per diem commencing on the date of this order, and it shall run until such time as the Respondent shall bring the subject property into compliance.



2. The fine set forth above shall pursuant to Chapter 162, *Florida Statutes*, constitute a lien against the real property of Respondent located in Broward County, and Petitioner may record a true copy of this order in the public records of Broward County.

**DONE AND ORDERED** at Hallandale Beach, Florida, Broward County, this 17 day of October, 2013.

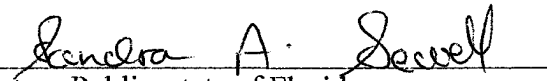
CITY OF HALLANDALE BEACH, FLORIDA

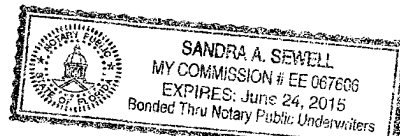
  
Special Magistrate  
  
Code Compliance Official

STATE OF FLORIDA  
COUNTY OF BROWARD


I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and \_\_\_\_\_, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

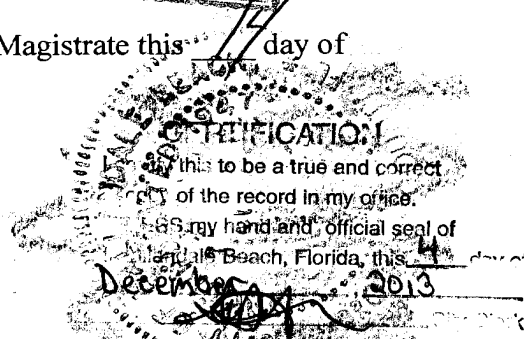
WITNESS my hand and official in the County and State aforesaid this date: Oct. 17, 2013.

  
Notary Public, state of Florida  
Clerk to the Special Magistrate



Filed with the Secretary of the Code Enforcement Special Magistrate this 17 day of October, 2013.

  
Amber Cox, Secretary  
Code Enforcement Special Magistrate



Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

**CITY OF HALLANDALE BEACH, FLORIDA**  
400 SOUTH FEDERAL HWY  
HALLANDALE BEACH, FL 33009

Reserved for recording purposes

Certified Mail #: 7012 3460 0003 5530 1534

**TO:** ELLA III LLC

As owner of record of the following described property:

**LEGAL:** GIBSONS ADDITION 25-7 B BLK A W 50

**FOLIO:** 1221 27 0010

**AKA:** 719 FOSTER RD HALLANDALE BEACH FL 33009

**UNSAFE STRUCTURES BOARD**  
**Public Hearing # 13-00010**  
**ORDER**

THIS CAUSE having been heard on **February 11, 2014**, pursuant to the Notice of Violation ("NOV") issued by the Building Official on **November 20, 2013** and the Unsafe Structures Board ("Board") having reviewed the evidence and sworn testimony before them and being otherwise advised in the Premise, *hereby upholds the following violation(s) of Chapter 1 of The Florida Building Code - Broward County Administrative Provisions ("Code"), existing on the above described property.*

1. **116.2.1.1.2** There is an unwarranted accumulation of dust, debris or other combustible material therein.
2. **116.2.1.2.1** There is a failure, hanging loose or loosening of any siding, block, brick, or other building material.
3. **116.2.1.2.2** There is a deterioration of the structure or structural parts.
4. **116.2.1.2.3** The building is partially destroyed.
5. **116.2.1.2.6** An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.

And thereby **ORDERS** as follows:

1. The structure is deemed unsafe.
2. By March 13, 2014 (**30** days) qualified applicant must submit all documentation necessary to secure the permit required by Code Section 105 and be responsive to remedy the violation noted in the NOV.
3. Within 60 days from the City issuance of the foregoing permit qualified applicant must demolish the unsafe structure and remove all salvage contents and debris from the property.
4. The Unsafe Structure Board retains jurisdiction over this matter.

Unsafe Structures Board  
Public Hearing #13-00010  
BOARD ORDER

- 5. If the owner fails to comply with the order of the Board within the time stipulated, the Building Official shall cause such building to be demolished and shall be done through his/her employees or through a contractor making the lowest responsible bid.

DONE AND ORDERED this 11 day of February, 2014



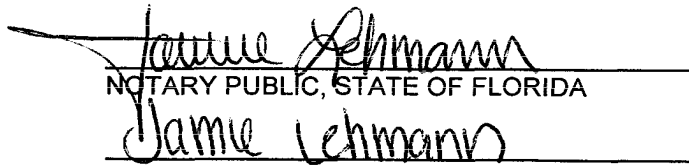
Daniel L. Lavrich, P.E, Chairman  
Unsafe Structures Board

STATE OF FLORIDA  
COUNTY OF BROWARD

SUBSCRIBED AND SWORN to before me this 11 day of February, 2014

By Daniel Lavrich, who is personally known to me.

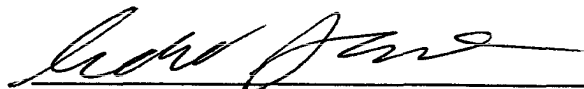
(SEAL)



NOTARY PUBLIC, STATE OF FLORIDA

Print Name

Filed with the Secretary of the Unsafe Structure Board this 11 day of February, ~~2014~~  
2014



Edward Leonhardt, Secretary  
Unsafe Structures Board

Any person aggrieved by a final decision of the Board may seek judicial review of that decision in accordance with the Florida Appellate Rules.

APR 9 '14 PM 1:49

**CITY OF HALLANDALE BEACH, FLORIDA  
400 SOUTH FEDERAL HIGHWAY  
SPECIAL MAGISTRATE HEARING**

CITY OF HALLANDALE BEACH,  
FLORIDA,

CASE NO. 13-1146

Petitioner,

vs.

ELLA III LLC  
PO BOX 100736  
ATLANTA, GA 30384

Respondent.

---

**FINAL ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 3, 2014 as to an administrative hearing certifying code enforcement fine and lien. This cause first came on to be heard before the Special Magistrate by an administrative hearing on February 6, 2014 after due service and notice to Respondent, where the Special Magistrate heard testimony under oath, considered evidence, made findings of fact and conclusions of law, and thereupon issued a Final Order which was reduced to writing and furnished to Respondent. A copy of that Final Order is attached hereto as Exhibit "A". The Final Order found that the Respondent(s) property contained the following violation(s):

FAILURE TO MAKE ALL NECESSARY REPAIRS TO GUTTERING AROUND PROPERTY. CITY CODE SECTION 14-6.

FAILURE TO PRESSURE CLEAN AND PAINT EXTERIOR BRICK WALLS THROUGHOUT PROPERTY AND PAINT EXTERIOR WALL TO REAR. CITY CODE SECTION 14-11 (1)(a)(b)(c).

FAILURE TO KEEP FOUNDATIONS, FLOORS, WALLS, CEILINGS, ROOFS, WINDOWS, ETC., WEATHERPROOF, WATERTIGHT, AND RODENTPROOF, AND IN A GOOD STATE OF REPAIR. FAILURE TO KEEP ROOF SURFACES WATERTIGHT WHERE WATER IS PERMITTED TO STAND ON A ROOF FOR COOLING PURPOSES. FAILURE TO KEEP ROOF DESIGNED TO PREVENT BREEDING OF MOSQUITOES AND OTHER SIMILAR INSECTS. FAILURE TO MAKE ALL NECESSARY REPAIRS TO ROOFING SYSTEM, SOFFITS, AND FACIAS AROUND PROPERTY BY OBTAINING ALL NECESSARY PERMITS

AND PASSING FINAL INSPECTION FROM BUILDING DEPARTMENT. CITY CODE SECTIO CHAPTER 14.

The subject violation(s) occurred at the Respondent's property located at 719 Foster Road. The subject real property is more particularly described as follows: GIBSONS ADDITION 25-7 B BLK A W 50. Folio number is 1221-27-0010.

The Final Order required the Respondent to take corrective action to remedy the violation(s) by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on April 3, 2014 that all required corrective action has not been taken by Respondent by the compliance date set out in the Final Order in this case, and that in fact Respondent's property remains in violation of the CITY'S code. Petitioner stated that as of the date of the hearing, the fine issued in this case reached an accumulated amount of \$7,250.00. The record indicates that the Respondent has been provided with proper service and notice of the proceeding.


**ACCORDINGLY, IT IS HEREBY ORDERED** as follows:

1. A fine in the amount of \$7,250.00 is hereby imposed and shall continue to accrue at the rate of \$250.00 per diem commencing on the date of this order, and it shall run until such time as the Respondent shall bring the subject property into compliance.

2. The fine set forth above shall pursuant to Chapter 162, *Florida Statutes*, constitute a lien against the real property of Respondent located in Broward County, and Petitioner may record a true copy of this order in the public records of Broward County.

**DONE AND ORDERED** at Hallandale Beach, Florida, Broward County, this 7 day of April, 2014.

CITY OF HALLANDALE BEACH, FLORIDA

  
\_\_\_\_\_  
Special Magistrate

  
\_\_\_\_\_  
Code Compliance Officer

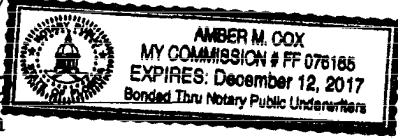
STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Kimberly Bruce, Code Compliance Officer, respectively, to me known

to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: 7, April 2014.

Amber M. Cox  
Notary Public, state of Florida  
Clerk to the Special Magistrate



Filed with the Secretary of the Code Enforcement Special Magistrate this 9 day of April, 2014.

Amber M. Cox  
Amber Cox, Secretary  
Code Enforcement Special Magistrate

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

BEACH  
CERTIFICATION  
I certify this to be a true and correct  
copy of the record in my office.  
WITNES my hand and official seal of  
the City of Atlantic Beach, Florida, this 19 day of  
May, 2014.  
[Signature]  
4113

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

**CLAIM OF LIEN**

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

Legal Description: GIBSONS ADDITION 25-7 B BLK A W 50

Folio Number: 1221-27-0010

Street address: 719 FOSTER ROAD, HALLANDALE BEACH, FL 33009

Owner (s) of Record: ELLA III LLC  
18305 BISCAYNE BLVD #400, N MIAMI BCH, FL 33160

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

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & TRASH	6/30/2015	\$287.96
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00

Plus interest at the legal rate. \$347.96

Dated this 17 day of November 2015

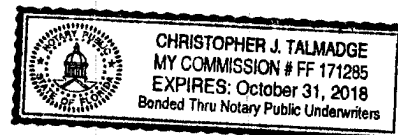
CITY OF HALLANDALE BEACH

By: M. Bataille  
CITY CLERK

STATE OF FLORIDA  
COUNTY OF BROWARD

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

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



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

**CLAIM OF LIEN**

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

Legal Description: **GIBSONS ADDITION 25-7 B BLK A W 50**

Folio Number: **1221-27-0010**  
Account Number: **200705**

Street address: **719 FOSTER ROAD**  
Owner (s) of Record: **ELLA III LLC**  
**18305 BISCAYNE BLVD #400 AVENTURA FL 33160**

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

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & TRASH	11/27/2015	\$262.65
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
		\$322.65

Plus interest at the legal rate.

Dated this 15 day of August 2017

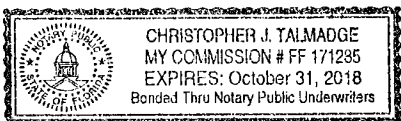
CITY OF HALLANDALE BEACH

By: M. Bataille

CITY CLERK

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, MARIO BATAILLE, City Clerk of the City of Hallandale Beach, This 15 day of August, 2017



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



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

**CLAIM OF LIEN**

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

Legal Description: **GIBSONS ADDITION 25-7 B BLK A W 50**

Folio Number: **1221-27-0010**  
Account Number: **200705**

Street address: **719 FOSTER ROAD**  
Owner (s) of Record: **ELLA III LLC**  
**18305 BISCAYNE BLVD #400 AVENTURA FL 33160**

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

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & TRASH	4/17/2016	\$262.65
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
		\$322.65

Plus interest at the legal rate.

Dated this 15 day of August 2017

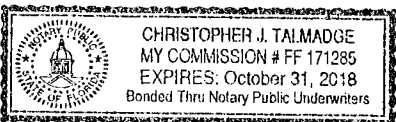
CITY OF HALLANDALE BEACH

By: M. Bataille

CITY CLERK

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, MARIO BATAILLE, City Clerk of the City of Hallandale Beach, This 15 day of August, 2017



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

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

**CLAIM OF LIEN**

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

Legal Description: **GIBSONS ADDITION 25-7 B BLK A W 50**

Folio Number: **1221-27-0010**

Account Number: **200705**

Street address: **719 FOSTER ROAD**

Owner (s) of Record: **ELLA III LLC  
18305 BISCAYNE BLVD #400 AVENTURA FL 33160**

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

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & TRASH	4/16/2016	\$262.65
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
		\$322.65

Plus interest at the legal rate.

Dated this 15 day of August 2017

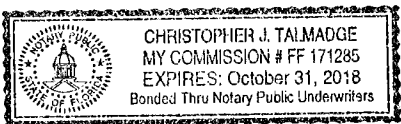
CITY OF HALLANDALE BEACH

By: M. Bataille

CITY CLERK

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, MARIO BATAILLE, City Clerk of the City of Hallandale Beach, This 15 day of August, 2017



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

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

**CLAIM OF LIEN**

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

Legal Description: **GIBSONS ADDITION 25-7 B BLK A W 50**

Folio Number: 1221-27-0010  
Account Number: 200705

Street address: 719 FOSTER RD  
Owner (s) of Record: ELLA III LLC  
18305 BISCAYNE BLVD #400 AVENTURA FL 33160

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

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & CLEARING	1/13/2017	\$262.65
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
		\$322.65

Dated this 5 day of July 2018  
Plus interest at the legal rate.

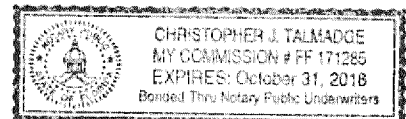
CITY OF HALLANDALE BEACH

By: [Signature]  
CITY CLERK

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, JENORGEN GUILLEN, City Clerk of the City of Hallandale Beach, This 5 day of July, 2018

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



Tax Deed File No. 22939

DR-506  
R.01/95

Property  
Identification No 514221-27-0010

# Tax Deed

State of Florida

County of Broward

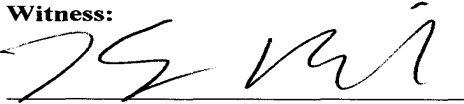
The following Tax Sale Certificate Numbered **13289** issued on **06/01/2007** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the **14<sup>TH</sup>** day of **MARCH, 2012**, offered for sale as required by law for cash to the highest bidder and was sold to **ELLA III LLC**, whose address is: **P O BOX 100736 ATLANTA, GA 30384-9584**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this **14<sup>TH</sup>** day of **MARCH, 2012** in the County of Broward, State of Florida, in consideration of the sum of **(\$THIRTY-SEVEN THOUSAND EIGHT HUNDRED EIGHTY-ONE DOLLARS and THREE CENTS) (\$37,881.03)**, 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**

**GIBSONS ADDITION 25-7 B BLK A W 50**

Witness:



Cassandra Williams

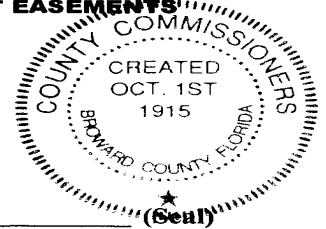
State of Florida

County of Broward



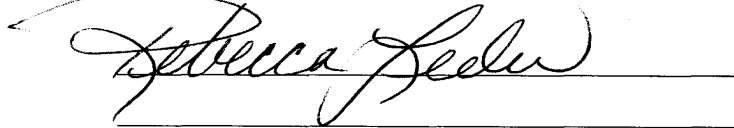
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator

Broward County, Florida



On this **2<sup>ND</sup>** day of **APRIL, 2012**, before me **REBECCA LEDER** personally appeared Bertha Henry, County Administrator, by **LINDA WALKER**, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.





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

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 22939**

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

Property ID: 514221-27-0010  
Certificate Number: 13289  
Date of Issuance: 06/01/2007  
Certificate Holder: ELLA III LLC  
Description of Property: GIBSONS ADDITION 25-7 B  
BLK A W 50

Name in which assessed: SINGLETON,W & GWENDOLYN T  
Legal Titleholders: SINGLETON,W & GWENDOLYN T  
621 NW 10TH ST  
HALLANDALE BEACH, FL 33009-2235

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 14th day of March, 2012 at 10:00 AM at:

The Governmental Center  
115 S. Andrews Avenue, Room 422  
Fort Lauderdale, Florida

Dated this 9th day of February, 2012.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

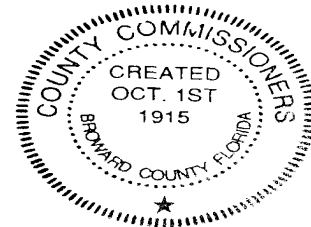
By: 

Claudio Manicone  
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: 02/09/2012, 02/16/2012, 02/23/2012 & 03/01/2012  
Minimum Bid: ~~32,681.03~~ **\$37,881.03**

401-314



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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed № 22939 FINAL**

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 10TH day of FEBRUARY, 2012, 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:

SINGLETON,W & GWENDOLYN T  
621 NW 10TH ST  
HALLANDALE BEACH FL 33009-2235

SINGLETON,W & GWENDOLYN T  
719 FOSTER ROAD  
HALLANDALE BEACH FL 33009-2239

BORACK & ASSOCIATES, P.A.  
2300 MAITLAND CENTER PARKWAY, SUITE 200  
MAITLAND, FL 32751

JEROME R. SCHECHTER, P.A.  
1995 E OAKLAND PARK BLVD STE 210  
FORT LAUDERDALE, FL 33306-1137

CB INTERNATIONAL INVESTMENTS, LLC  
PO BOX 643248  
VERO BEACH, FL 32964-9950

LVNV FUNDING, LLC  
15 SOUTH MAIN STREET  
GREENVILLE, SC 29601

SOUTH BROWARD HOSPITAL DISTRICT  
D/B/A MEMORIAL HOSPITAL  
3501 JOHNSON STREET  
HOLLYWOOD, FLORIDA 33021

CITY OF HALLANDALE BEACH  
400 S FEDERAL HIGHWAY  
HALLANDALE BEACH, FL 33009

SUNSHINE STATE CERT II, LLLP &  
BANKUNITED, TRUSTEE  
7900 MIAMI LAKES DRIVE WEST  
SUITE 300  
MIAMI LAKES, FL 33016

**Broward County Code Enforcement,  
Permitting Licensing & Protection Division  
Attn: Diane Johnson  
GCE-1 North University Dr  
Plantation, FL33324**

**BROWARD COUNTY COMMUNITY  
CODE COMPLIANCE PERMITTING LICENSING  
& PROTECTION DIVISION  
GCE - 1 NORTH UNIVERSITY DR  
PLANTATION, FL 33324**

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

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

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

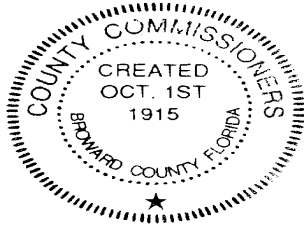
**Broward County Sheriff's Dept.  
Attn: - Civil Division  
Ft. Lauderdale, FL 33315**

**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 10TH day of FEBRUARY, 2012, 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 LINDA WALKER

401-316 Revised 12/97

280  
3/30/

69- 37607

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

OFF. REC. 3887 PAGE 564

This instrument was prepared by:

ABRAMS, ANTON, ROBBINS, RESNICK & BURKE  
Attorneys at Law  
1720 Harrison Street  
HOLLYWOOD, FLORIDA

# Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

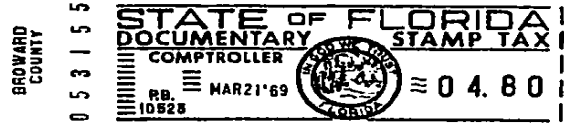
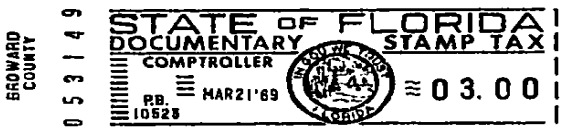
This Indenture, Made this 17th day of February 19 69, Between  
MURLINE GATES, a single woman  
of the County of Broward, State of Florida, grantor\*, and  
WILLIAM SINGLETON and GWENDOLYN TAYLOR SINGLETON, his wife  
whose post office address is 621 N.W. 10th Street, Hallandale  
of the County of Broward, State of Florida, grantee\*.

Witnesseth, That said grantor, for and in consideration of the sum of  
Ten and No/100----- (\$10.00) Dollars,  
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-  
lowing described land, situate, lying and being in Broward County, Florida, to-wit:

The West Fifty (W.50') feet of Lot A of  
GIBSON'S ADDITION, according to the Plat  
thereof, recorded in Plat Book 25, page 7,  
of the Public Records of Broward County,  
Florida.

SUBJECT TO restrictions, reservations, limitations and easements  
of record, and taxes for the year 1969 and subsequent years.

69 MAR 21 AM 11:37



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

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

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

Signed, sealed and delivered in our presence:

*Reuben M. Schneider*  
*Max Engel*

*John Cooper* (Seal)  
Murline Gates, a single woman, by  
John Cooper, as her Attorney in Fact

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally  
appeared MURLINE GATES, a single woman, by JOHN COOPER, as her Attorney

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

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of February,  
19 69 .

My commission expires:



RMS:mb  
R-2625r  
1/31/69

NOTARY PUBLIC, STATE OF FLORIDA,  
MY COMMISSION EXPIRES JULY 12, 1970  
BONDED THROUGH FIDELITY UNION

*Max Engel*  
*1700 N.W. 7th Miami FL*

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

2-25

DATE: June 1st, 2020  
PROPERTY ID # 514221-27-0010 (TD # 45113)

# WARNING

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

ELLA III LLC  
PO BOX 100736  
ATLANTA, GA 30384-9584

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 719 FOSTER RD, HALLANDALE BEACH, FL 33009 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- \* Estimated Amount due if paid by June 30, 2020 .....\$6,484.10
- Or
- \* Estimated Amount due if paid by July 14, 2020 .....\$6,574.53

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 15, 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](http://www.broward.org/recordstaxestreasury)



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

**DATE: June 1st, 2020**  
**PROPERTY ID # 514221-27-0010 (TD # 45113)**

# WARNING

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

ELLA III LLC  
18305 BISCAYNE BLVD #400  
AVENTURA, FL 33160

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 719 FOSTER RD, HALLANDALE BEACH, FL 33009 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- \* Estimated Amount due if paid by June 30, 2020 .....\$6,484.10
- Or
- \* Estimated Amount due if paid by July 14, 2020 .....\$6,574.53

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 15, 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  
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ELLA III LLC  
719 FOSTER ROAD  
HALLANDALE BEACH, FL 33009

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

**DATE: June 1st, 2020**  
**PROPERTY ID # 514221-27-0010 (TD # 45113)**

# WARNING

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JONATHAN R POLITANO, REGISTERED AGENT O/B/O ELLA III LLC

18305 BISCAYNE BLVD SUITE 400  
AVENTURA, FL 33160

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

**DATE: June 1st, 2020**  
**PROPERTY ID # 514221-27-0010 (TD # 45113)**

# WARNING

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

\*HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY

400 S FEDERAL HWY #239  
HALLANDALE BEACH, FL 33009

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DATE: June 1st, 2020  
PROPERTY ID # 514221-27-0010 (TD # 45113)

# WARNING

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\*LEE, BRENDA A LEE, GAIL D  
736 NW 7 ST  
HALLANDALE BEACH, FL 33009

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

**DATE: June 1st, 2020**  
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CITY OF HALLANDALE BEACH  
400 SOUTH FEDERAL HIGHWAY  
HALLANDALE BEACH, FL 33009

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CITY OF HALLANDALE BEACH  
ATTN CITY ATTORNEY  
400 S FEDERAL HWY 2nd FLR  
HALLANDALE BEACH, FL 33009

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

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

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

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

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**TD 45113 JULY 2020 WARNING**  
**CITY OF HALLANDALE BEACH CITY**  
**CLERKS OFFICE**  
**400 S. FEDERAL HIGHWAY**  
**HALLANDALE BEACH, FL 33009**

7019 0700 0000 6273 2802

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**TD 45113 JULY 2020 WARNING**  
**CITY OF HALLANDALE BEACH**  
**ATTN CRA DEPT**  
**400 S FEDERAL HWY**  
**HALLANDALE BEACH, FL 33009**

City, State, ZIP+4®

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

See Reverse for Instructions

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**TD 45113 JULY 2020 WARNING  
CITY OF HALLANDALE BEACH  
ATTN CITY ATTORNEY  
400 S FEDERAL HWY 2nd FLR  
HALLANDALE BEACH, FL 33009**

City, State, ZIP+4® \_\_\_\_\_

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- Adult Signature Restricted Delivery \$ \_\_\_\_\_

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**TD 45113 JULY 2020 WARNING**

**\*LEE, BRENDA A LEE, GAIL D**

**736 NW 7 ST**

**HALLANDALE BEACH, FL 33009**

7019 0700 0000 6273 2772

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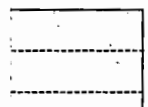
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**REDEVELOPMENT AGENCY**  
**400 S FEDERAL HWY #239**  
**HALLANDALE BEACH, FL 33009**



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**TD 45113 JULY 2020 WARNING**  
**JONATHAN R POLITANO, REGISTERED AGENT**  
**O/B/O ELLA III LLC**  
**18305 BISCAYNE BLVD SUITE 400**  
**AVENTURA, FL 33160**

7019 0700 0000 6273 2758

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**TD 45113 JULY 2020 WARNING**  
**ELLA III LLC**  
**719 FOSTER ROAD**  
**HALLANDALE BEACH, FL 33009**



7019 0700 0000 6273 2741

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

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

**OFFICIAL USE**

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

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TD 45113 JULY 2020 WARNING  
 ELLA III LLC  
 18305 BISCAYNE BLVD #400  
 AVENTURA, FL 33160

7019 0700 0000 6273 2734

U.S. Postal Service<sup>™</sup>  
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**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	

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**TD 45113 JULY 2020 WARNING**  
**ELLA III LLC**  
**PO BOX 100736**  
**ATLANTA, GA 30384-9584**

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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**OFFICIAL USE**

Certified Mail Fee

\$

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

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

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**TD 45113 JULY 2020 WARNING  
CITY OF HALLANDALE BEACH  
400 SOUTH FEDERAL HIGHWAY  
HALLANDALE BEACH, FL 33009**

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

See Reverse for Instructions

7020 0090 0000 7730 5295

**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 45113 JULY 2020 WARNING**  
**CITY OF HALLANDALE BEACH CITY**  
**CLERKS OFFICE**  
**400 S. FEDERAL HIGHWAY**  
**HALLANDALE BEACH, FL 33009**



9590 9402 5319 9154 2101 03

2. Article Number (Transfer from service label)

7019 0700 0000 6273 2819

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

**COMPLETE THIS SECTION**

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

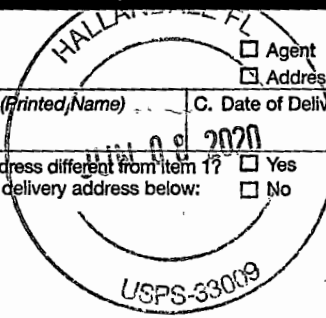
*[Handwritten Name]*

C. Date of Delivery

*[Handwritten Date]*

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

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 45113 JULY 2020 WARNING  
 JONATHAN R POLITANO, REGISTERED  
 AGENT O/B/O ELLA III LLC  
 18305 BISCAYNE BLVD SUITE 400  
 AVENTURA, FL 33160



9590 9402 5319 9154 2102 19

2. Article Number (Transfer from service label)

7019 0700 0000 6273 2765

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *N.K*

- Agent
- Addressee

B. Received by (Printed Name)

*N. King*

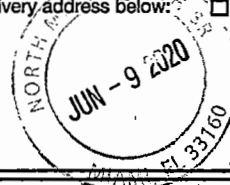
C. Date of Delivery

*6/8/20*

D. Is delivery address different from item 1?

If YES, enter delivery address below:

- Yes
- No



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

0671 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.

Article Addressed to

**TD 45113 JULY 2020 WARNING  
ELLA III LLC  
PO BOX 100736  
ATLANTA, GA 30384-9584**



9590 9402 5319 9154 2102 33

2. Article Number (Transfer from service label)

7019 0700 0000 6273 2734

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
**X**

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

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 (over \$500) |   |

067 1120 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.

Article Addressed to:

**TD 45113 JULY 2020 WARNING**  
 ELLA III LLC  
 18305 BISCAYNE BLVD #400  
 AVENTURA, FL 33160



9590 9402 5319 9154 2101 96

2. Article Number (Transfer from service label)

7019 0700 0000 6273 2741

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *JK*

- Agent
- Addressee

B. Received by (Printed Name)

*N. KAG*

C. Date of Delivery

*6/9/20*

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

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 45113 JULY 2020 WARNING  
 CITY OF HALLANDALE BEACH  
 ATTN CITY ATTORNEY  
 400 S FEDERAL HWY 2nd FLR  
 HALLANDALE BEACH, FL 33009



9590 9402 5319 9154 2101 89

2. Article Number (Transfer from service label)

7019 0700 0000 6273 2796

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

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

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 45113 JULY 2020 WARNING  
 CITY OF HALLANDALE BEACH  
 400 SOUTH FEDERAL HIGHWAY  
 HALLANDALE BEACH, FL 33009



9590 9402 4097 8092 9179 56

2. Article Number (Transit service label)

0000 7730 5295

Form 381

530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

*[Handwritten Date]*

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