

TitleExpress[®]

A service of Grant Street Group

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

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

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 04/20/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/15/2021

CERTIFICATE # 2018-9037

ACCOUNT # 494225200120

ALTERNATE KEY # 339209

TAX DEED APPLICATION # 46929

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 No. 8, of TIMES SQUARE, according to the Plat thereof recorded in Plat Book 43, Page 23, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 3020 N FEDERAL HIGHWAY #8, FORT LAUDERDALE FL 33306

OWNER OF RECORD ON CURRENT TAX ROLL:

RURAL ROUTE ONE LLC

3400 GALT OCEAN DR UNIT 2108-S

FORT LAUDERDALE, FL 33306 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

RURAL ROUTE ONE, LLC

Instrument: 114101441

3400 GALT OCEAN DRIVE, UNIT 2108-S

FORT LAUDERDALE, FL 33306 (Per Deed)

RURAL ROUTE ONE, LLC

3020 N FEDERAL HIGHWAY BLDG 8

FORT LAUDERDALE, FL 33306 (Per Sunbiz)

GEORGE R MORAITIS, JR, REGISTERED AGENT

O/B/O RURAL ROUTE ONE, LLC

915 MIDDLE RIVER DRIVE STE 506

FORT LAUDERDALE, FL 33304 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

FIRST STATE BANK AND TRUST COMPANY

Instrument: 114796105

1005 EAST 23RD STREET

FREMONT, NE 68025 (Per Mortgage. No Sunbiz record found.)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MERIDIAN TAX

SB MUNI CUST FOR MERIDIAN TAX

PO BOX 31191

TAMPA, FL 33631-3191 (Tax Deed Applicant)

PLAZA 3000, INC.
14 SENECA ROAD
FT LAUDERDALE, FL 33308 (Per Sunbiz. Declaration recorded in 931-387.)

MAUREEN LUBBERS, REGISTERED AGENT
O/B/O PLAZA 3000, INC.
3000 N FEDERAL HWY
FT LAUDERDALE, FL 33306 (Per Sunbiz)

(Plaza 300, Inc. f/k/a Times Square Addition Shopping Center, Inc.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 25 20 0120

CURRENT ASSESSED VALUE: \$342,950

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: 20118, Page: 574

Warranty Deed

OR: 50959, Page: 831

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



Site Address	3020 N FEDERAL HIGHWAY #8, FORT LAUDERDALE FL 33306	ID #	4942 25 20 0120
Property Owner	RURAL ROUTE ONE LLC	Millage	0312
Mailing Address	3400 GALT OCEAN DR UNIT 2108-S FORT LAUDERDALE FL 33306	Use	11
Abbr Legal Description	TIMES SQUARE 43-23 B LOT 8		

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)**.

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$80,000	\$262,950	\$342,950	\$342,950	
2019	\$80,000	\$250,530	\$330,530	\$330,530	\$6,618.79
2018	\$80,000	\$250,530	\$330,530	\$330,530	\$6,413.58

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$342,950	\$342,950	\$342,950	\$342,950
Portability	0	0	0	0
Assessed/SOH	\$342,950	\$342,950	\$342,950	\$342,950
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	\$342,950	\$342,950	\$342,950	\$342,950

Sales History			
Date	Type	Price	Book/Page or CIN
11/21/2016	WD-Q	\$360,000	114101441
7/10/2014	WD-Q	\$250,000	112427444
11/1/1992	WD	\$90,000	20118 / 574
12/1/1971	WD	\$20,800	
1/1/1962	WD	\$27,500	

Land Calculations		
Price	Factor	Type
\$80.00	1,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1040
Eff./Act. Year Built: 1965/1959		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
1040						1000		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46929

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 July 2021, 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:

RURAL ROUTE ONE, LLC
3400 GALT OCEAN DRIVE,
UNIT 2108-S
FORT LAUDERDALE, FL
33306

RURAL ROUTE ONE, LLC
3020 N FEDERAL HIGHWAY
BLDG 8
FORT LAUDERDALE, FL
33306

*CORAL CORNER
DEVELOPMENT INC
DDCTD PUBLIC % CITY OF
FORT LAUD
100 N ANDREWS AVE
FORT LAUDERDALE, FL
33301-1016

*PLAZA 3000 INC
% MAUREEN LUBBERS
14 SENECA RD
SEA RANCH LAKES, FL
33308-2303

*PLAZA 3000 INC
%LUBBERS, MAUREEN
14 SENECA RD
SEA RANCH LAKES, FL
33308-2303

*RICE, ROBERT J &
CAROLYN L
3051 NE 42ND ST
FORT LAUDERDALE, FL
33308-5803

CITY OF FORT
LAUDERDALE
ATTN: CITY ATTORNEY
OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL
33301-1016

FIRST STATE BANK AND
TRUST COMPANY
1005 EAST 23RD STREET
FREMONT, NE 68025

GEORGE R MORAITIS, JR,
REGISTERED AGENT O/B/O
RURAL ROUTE ONE, LLC
915 MIDDLE RIVER DRIVE
STE 506
FORT LAUDERDALE, FL
33304

MAUREEN LUBBERS,
REGISTERED AGENT O/B/O
PLAZA 3000, INC.
3000 N FEDERAL HWY
FT LAUDERDALE, FL
33306

PLAZA 3000, INC.
14 SENECA ROAD
FT LAUDERDALE, FL
33308

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 July 2021 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46929

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: 494225-20-0120
Certificate Number: 9037
Date of Issuance: 05/23/2019
Certificate Holder: MERIDIAN TAX SB MUNI CUST FOR MERIDIAN TAX
Description of Property: TIMES SQUARE 43-23 B
LOT 8

Name in which assessed: RURAL ROUTE ONE LLC
Legal Titleholders: RURAL ROUTE ONE LLC
3400 GALT OCEAN DR UNIT 2108-S
FORT LAUDERDALE, FL 33306

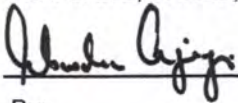
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of August, 2021. 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 May, 2021.

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: 07/15/2021, 07/22/2021, 07/29/2021 & 08/05/2021
Minimum Bid: 31320.22

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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LOT 8

Name in which assessed: RURAL ROUTE ONE LLC
Legal Titleholders: RURAL ROUTE ONE LLC
3400 GALT OCEAN DR UNIT 2108-S
FORT LAUDERDALE, FL 33306

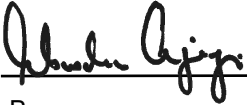
All of said property being in the County of Broward, State of Florida.

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County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



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Publish: DAILY BUSINESS REVIEW
Issues: 07/15/2021, 07/22/2021, 07/29/2021 & 08/05/2021
Minimum Bid: 31320.22

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

**STATE OF FLORIDA COUNTY
OF BROWARD:**

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

46929
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9037

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

07/15/2021 07/22/2021 07/29/2021 08/05/2021

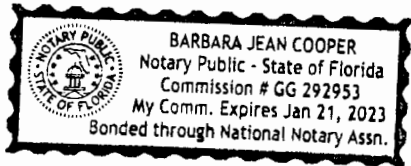
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Scherrie A Thomas

Sworn to and subscribed before me this
5 day of AUGUST, A.D. 2021

Barbara Jean Cooper

(SEAL)
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 46929**

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Certificate Number: 9037
Date of issuance: 05/23/2019

Certificate Holder:
MERIDIAN TAX SB MUNI CUST
FOR MERIDIAN TAX

Description of Property:
TIMES SQUARE 43-23 B LOT 8

Name in which assessed:
RURAL ROUTE ONE LLC

Legal Titleholders:
RURAL ROUTE ONE LLC 3400
GALT OCEAN DR UNIT 2108-S
FORT LAUDERDALE, FL 33306

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 18th day of August, 2021. 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:

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*Pre-registration is required to bid.
Dated this 3rd day of May, 2021.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)
By: Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.
Minimum Bid: 31320.22
401-314

7/15-22-29 8/5 21-17/0000539163B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21028792

Broward County, FL VS Rural Route One LLC

RETURN OF SERVICE



Court Case # TD 46929

Hearing Date:08/18/2021

Received by CCN 17912

07/02/2021 7:09 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Rural Route One LLC 3020 N Federal Highway #8 Fort Lauderdale FL 33306**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section

115 S. Andrews Ave.

Room A-100

Fort Lauderdale FL 33301

Date: 07/02/2021 Time: 10:18 AM

On Rural Route One 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:

SUBSTITUTE SERVICE

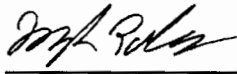
To /:

At the defendant's usual place of abode on "any person residing therein 15 years of age or older", in accordance with F.S. 48.031(1)(a); or to the defendant's spouse at a location in accordance with F.S.48.031(2)(a); or to the person in charge of the defendant's business in accordance with F.S 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business.

COMMENTS: Made contact with building renter who advised subject company is owner of the building and she will forward document to them.

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: 

D.S.

J. Palermo, #17912

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

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 # 494225-20-0120 (TD #46929)

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

RECEIVED SHERIFF
2021 JUL -1 AM 11:25
BROWARD COUNTY, FLORIDA

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 July 30, 2021\$31,247.10

Or

* Amount due if paid by August 17, 2021\$31,690.22

*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 August 18, 2021 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

RURAL ROUTE ONE LLC
3020 N FEDERAL HWY #8
FORT LAUDERDALE, FL 33306

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 # 21028792

Broward County, FL VS Rural Route One LLC

RETURN OF SERVICE



Court Case # TD 46929

Hearing Date:08/18/2021

Received by CCN 17912

07/02/2021 7:09 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Rural Route One LLC 3400 Galt Ocean Drive #2108-S Fort Lauderdale FL 33306**

Served:

Not Served:

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

Date: 07/02/2021 Time: 10:43 AM

On Rural Route One 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:

INDIVIDUAL SERVICE

/

COMMENTS: Posted Tax Notice

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

**Gregory Tony, Sheriff
Broward County, Florida**

By: 

D.S.

J. Palermo, #17912

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

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 # 494225-20-0120 (TD # 46929)

WARNING

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

**ORIGINAL
DOCUMENT**

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www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

RURAL ROUTE ONE LLC
3400 GALT OCEAN DR UNIT 2108-S
FORT LAUDERDALE, FL 33306

**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](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
RURAL ROUTE ONE, LLC

Filing Information

Document Number L16000204200
FEI/EIN Number N/A
Date Filed 11/07/2016
State FL
Status ACTIVE

Principal Address

3400 GALT OCEAN DRIVE UNIT 2108-S
FORT LAUDERDALE, FL 33308

Mailing Address

3020 N Federal Highway Bldg 8
FORT LAUDERDALE, FL 33306

Changed: 05/29/2019

Registered Agent Name & Address

MORAITIS, GEORGE R, JR
915 MIDDLE RIVER DRIVE STE 506
FORT LAUDERDALE, FL 33304

Authorized Person(s) Detail

Name & Address

Title MGR

JOHNSON, GALEN
3020 N FEDERAL HIGHWAY
BUILDING 8
FORT LAUDERDALE, FL 33306

Title MGR

JOHNSON, JOANN
3020 N Federal Highway
BUILDING 8
FORT LAUDERDALE, FL 33306

Annual Reports

Report Year	Filed Date
2019	05/29/2019
2020	06/11/2020
2021	04/19/2021

Document Images

04/19/2021 -- ANNUAL REPORT	View image in PDF format
06/11/2020 -- ANNUAL REPORT	View image in PDF format
05/29/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
03/20/2017 -- ANNUAL REPORT	View image in PDF format
11/07/2016 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
PLAZA 3000, INC.

Filing Information

Document Number	213368
FEI/EIN Number	59-1503231
Date Filed	06/26/1958
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/12/2013
Event Effective Date	NONE

Principal Address

3000 N Federal Hwy
Bldg 2 Second Floor
FT LAUDERDALE, FL 33306

Changed: 01/23/2013

Mailing Address

14 Seneca Road
FT LAUDERDALE, FL 33308

Changed: 02/09/2019

Registered Agent Name & Address

LUBBERS, MAUREEN
3000 N FEDERAL HWY
FT LAUDERDALE, FL 33306

Name Changed: 12/12/2013

Address Changed: 02/09/2019

Officer/Director Detail

Name & Address

Title Secretary, Treasurer

LUBBERS, MAUREEN

3000 N Federal Hwy
Building 2, Second floor
FT LAUDERDALE, FL 33308

Title VP

Johnson, Amy
3020 N Federal Hwy
10
FT LAUDERDALE, FL 33306

Title President

Shulman, Sasha
3000 N Federal Hwy
Suite 8
Ft Lauderdale, FL 33306

Annual Reports

Report Year	Filed Date
2019	02/09/2019
2020	01/02/2020
2021	01/07/2021

Document Images

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02/09/2019 -- ANNUAL REPORT	View image in PDF format
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Events

PLAZA 3000, INC.

Document Number 213368
Date Filed 06/26/1958
Effective Date None
Status Active

Event Type	Filed Date	Effective Date	Description
NAME CHANGE AMENDMENT	01/10/1992		OLD NAME WAS : TIMES SQUARE ADDITION SHOPPING CENTER, INC.

[Return to Detail Screen](#)

W.C.

92508439

ATSON, LOVING & FORMAN, P.A.
SUITE 200
350 S. E. SECOND STREET
FORT LAUDERDALE, FLORIDA 33301

Stamps \$ 630.00 Tax \$ _____
Documentary Intangible
RECEIVED in Broward County as required by
law.
by [Signature]
Deputy Clerk

WARRANTY DEED

THIS INDENTURE, made this 23 day of November, 1992, between ARMAND K. LANGFORD, as Grantor, whose address is 2808 Par Road, Sebring, Florida, 33872, and GREEN MOUNTAIN TRADING, INC., a Florida corporation, as Grantee whose address is 3020 North Federal Highway, No. 8, Fort Lauderdale, Florida, 33306, and Federal Tax Identification Number is _____;

WITNESSETH, that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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 following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot No. 8, of TIMES SQUARE, according to the Plat thereof recorded in Plat Book No. 43 at Page 23 of the Public Records of Broward County, Florida.

Subject to all restrictions, reservations, easements of record, and payment of taxes for the year 1992 and subsequent years.

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

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

[Signature]
WILLIAM R. LEWELLYN

[Signature]
ARMAND K. LANGFORD
2808 Par Road
Sebring, Florida 33872

[Signature]
H.M. SCHWENKE


1992 DEC - 1 PM 4:04

BK 20118 PG 0574

900
150
MK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23
day of November, 1992, by ARMAND K. LANGFORD, who is personally
known to me and did take an oath.

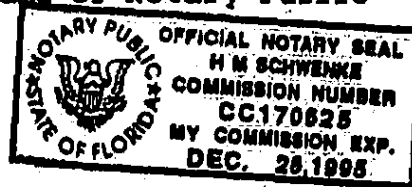


Notary Public

H. M. SCHWENKE
Printed Name of Notary Public

Instrument prepared by and Return to:

H. M. Schwenke, P.A.
2630 East Oakland Park Boulevard
Post Office Box 23939
Fort Lauderdale, Florida 33307



Folio Number: 9225-20-012

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

BK20118P60575

Prepared by and return to:

Edward L. Myrick, Jr.
Attorney at Law
Beighley, Myrick & Udell, P.A.
1255 West Atlantic Boulevard Office 314
Pompano Beach, FL 33069
954-784-3298
File Number: 14-1593-0001-RE
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **July, 2014** between **Green Mountain Trading, Inc., Florida Profit Corporation** whose post office address is **57 Holly Ridge Drive, Franklin, NC 28734**, grantor, and **BLUEMAX SYSTEMS, INC., a Florida Profit Corporation** whose post office address is **1600 S. Ocean Drive 9B, Hollywood, FL 33019**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** 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 following described land, situate, lying and being in **Broward County, Florida** to-wit:

Lot 8, of TIMES SQUARE, according to the Plat thereof, as recorded in Plat Book 43, Page 23, of the Public Records of Broward County, Florida.

Parcel Identification Number: 4942 25 20 0120

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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; that the grantor hereby fully 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, 2013**.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: GINNA VELAZQUEZ
[Signature]
Witness Name: KAREN ANN ROSS

Green Mountain Trading, Inc., Florida Profit Corporation
By: [Signature]
Lucie M. Laroche, President

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 10 day of July, 2014 by Lucie M. Laroche of Green Mountain Trading, Inc., Florida Profit Corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Joseph L. Kohn, PA
5489 Wiles Road, Suite 304
Coconut Creek, FL 33073
Our File No.: **JK16690**

Property Appraisers Parcel Identification (Folio) Number: **4942 25 20 0120**
State of Florida Deed Documentary Stamps paid on this transaction: **\$2,520.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 21st day of **November, 2016** by **BLUEMAX SYSTEM, INC., a Florida Corporation aka BLUEMAX SYSTEMS, INC., a Florida Corporation**, whose post office address is 1600 S. OCEAN DRIVE, #9B, HOLLYWOOD, FL 33019 herein called the Grantor,

to **RURAL ROUTE ONE, LLC, a Florida Limited Liability Company**, whose post office address is 3400 GALT OCEAN DRIVE, UNIT 2108-S, FORT LAUDERDALE, FL 33306, 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 8, of TIMES SQUARE, according to the Plat thereof, recorded in Plat Book 43, Page 23, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 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, 2016.

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:

[Handwritten Signature]
Witness #1 Signature

Helen Ann Ross
Witness #1 Printed Name

[Handwritten Signature]
Witness #2 Signature

Guy Ewing
Witness #2 Printed Name

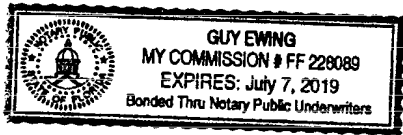
BLUEMAX SYSTEM, INC., a Florida Corporation aka BLUEMAX SYSTEMS, INC., a Florida Corporation

Neagovici
MARIA A. NEAGOVICI, President

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 21 day of November, 2016, by MARIA A. NEAGOVICI, President of BLUEMAX SYSTEM, INC., a Florida Corporation aka BLUEMAX SYSTEMS, INC., a Florida Corporation, who is personally known to me or has produced DRIVERS LICENSE as identification.

SEAL



[Handwritten Signature]
Notary Public
Guy Ewing
Printed Notary Name
My commission expires:

C. Business Termination. Mortgagor merges, dissolves, reorganizes, ends its business or existence, or a partner or majority owner dies or is declared legally incompetent.

D. Failure to Perform. Mortgagor fails to perform any condition or to keep any promise or covenant of this Security Instrument.

E. Other Documents. A default occurs under the terms of any other document relating to the Secured Debts.

F. Other Agreements. Mortgagor is in default on any other debt or agreement Mortgagor has with Lender.

G. Misrepresentation. Mortgagor makes any verbal or written statement or provides any financial information that is untrue, inaccurate, or conceals a material fact at the time it is made or provided.

H. Judgment. Mortgagor fails to satisfy or appeal any judgment against Mortgagor.

I. Forfeiture. The Property is used in a manner or for a purpose that threatens confiscation by a legal authority.

J. Name Change. Mortgagor changes Mortgagor's name or assumes an additional name without notifying Lender before making such a change.

K. Property Transfer. Mortgagor transfers all or a substantial part of Mortgagor's money or property. This condition of default, as it relates to the transfer of the Property, is subject to the restrictions contained in the DUE ON SALE section.

L. Property Value. Lender determines in good faith that the value of the Property has declined or is impaired.

M. Material Change. Without first notifying Lender, there is a material change in Mortgagor's business, including ownership, management, and financial conditions.

N. Insecurity. Lender determines in good faith that a material adverse change has occurred in Mortgagor's financial condition from the conditions set forth in Mortgagor's most recent financial statement before the date of this Security Instrument or that the prospect for payment or performance of the Secured Debts is impaired for any reason.

17. REMEDIES. On or after the occurrence of an Event of Default, Lender may use any and all remedies Lender has under state or federal law or in any document relating to the Secured Debts. Any amounts advanced on Mortgagor's behalf will be immediately due and may be added to the balance owing under the Secured Debts. Lender may make a claim for any and all insurance benefits or refunds that may be available on Mortgagor's default.

Subject to any right to cure, required time schedules or any other notice rights Mortgagor may have under federal and state law, Lender may make all or any part of the amount owing by the terms of the Secured Debts immediately due and foreclose this Security Instrument in a manner provided by law upon the occurrence of an Event of Default or anytime thereafter.

All remedies are distinct, cumulative and not exclusive, and Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debts after the balance is due or is accelerated or after foreclosure proceedings are filed will not constitute a waiver of Lender's right to require full and complete cure of any existing default. By not exercising any remedy, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

18. COLLECTION EXPENSES AND ATTORNEYS' FEES. On or after the occurrence of an Event of Default, to the extent permitted by law, Mortgagor agrees to pay all expenses of collection, enforcement, valuation, appraisal or protection of Lender's rights and remedies under this Security Instrument or any other document relating to the Secured Debts. Mortgagor agrees to pay expenses for Lender to inspect, value, appraise and preserve the Property and for any recordation costs of releasing the Property from this Security Instrument. Expenses include, but are not limited to, attorneys' fees of 10 percent of the Principal sum due or a larger amount as the court judges as reasonable and just, court costs and other legal expenses. These expenses are due and payable



immediately. If not paid immediately, these expenses will bear interest from the date of payment until paid in full at the highest interest rate in effect as provided for in the terms of the Secured Debts. In addition, to the extent permitted by the United States Bankruptcy Code, Mortgagor agrees to pay the reasonable attorneys' fees incurred by Lender to protect Lender's rights and interests in connection with any bankruptcy proceedings initiated by or against Mortgagor.

19. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substance," "hazardous waste," "hazardous substance," or "regulated substance" under any Environmental Law.

Mortgagor represents, warrants and agrees that:

- A.** Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance has been, is, or will be located, transported, manufactured, treated, refined, or handled by any person on, under or about the Property, except in the ordinary course of business and in strict compliance with all applicable Environmental Law.
- B.** Except as previously disclosed and acknowledged in writing to Lender, Mortgagor has not and will not cause, contribute to, or permit the release of any Hazardous Substance on the Property.
- C.** Mortgagor will immediately notify Lender if (1) a release or threatened release of Hazardous Substance occurs on, under or about the Property or migrates or threatens to migrate from nearby property; or (2) there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagor will take all necessary remedial action in accordance with Environmental Law.
- D.** Except as previously disclosed and acknowledged in writing to Lender, Mortgagor has no knowledge of or reason to believe there is any pending or threatened investigation, claim, or proceeding of any kind relating to (1) any Hazardous Substance located on, under or about the Property; or (2) any violation by Mortgagor or any tenant of any Environmental Law. Mortgagor will immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any such pending or threatened investigation, claim, or proceeding. In such an event, Lender has the right, but not the obligation, to participate in any such proceeding including the right to receive copies of any documents relating to such proceedings.
- E.** Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are and will remain in full compliance with any applicable Environmental Law.
- F.** Except as previously disclosed and acknowledged in writing to Lender, there are no underground storage tanks, private dumps or open wells located on or under the Property and no such tank, dump or well will be added unless Lender first consents in writing.
- G.** Mortgagor will regularly inspect the Property, monitor the activities and operations on the Property, and confirm that all permits, licenses or approvals required by any applicable Environmental Law are obtained and complied with.
- H.** Mortgagor will permit, or cause any tenant to permit, Lender or Lender's agent to enter and inspect the Property and review all records at any reasonable time to determine (1) the existence, location and nature of any Hazardous Substance on, under or about the Property; (2) the existence, location, nature, and magnitude of any Hazardous Substance that has been released on, under or about the Property; or (3) whether or not Mortgagor and any tenant are in compliance with applicable Environmental Law.



I. Upon Lender's request and at any time, Mortgagor agrees, at Mortgagor's expense, to engage a qualified environmental engineer to prepare an environmental audit of the Property and to submit the results of such audit to Lender. The choice of the environmental engineer who will perform such audit is subject to Lender's approval.

J. Lender has the right, but not the obligation, to perform any of Mortgagor's obligations under this section at Mortgagor's expense.

K. As a consequence of any breach of any representation, warranty or promise made in this section, (1) Mortgagor will indemnify and hold Lender and Lender's successors or assigns harmless from and against all losses, claims, demands, liabilities, damages, cleanup, response and remediation costs, penalties and expenses, including without limitation all costs of litigation and attorneys' fees, which Lender and Lender's successors or assigns may sustain; and (2) at Lender's discretion, Lender may release this Security Instrument and in return Mortgagor will provide Lender with collateral of at least equal value to the Property without prejudice to any of Lender's rights under this Security Instrument.

L. Notwithstanding any of the language contained in this Security Instrument to the contrary, the terms of this section will survive any foreclosure or satisfaction of this Security Instrument regardless of any passage of title to Lender or any disposition by Lender of any or all of the Property. Any claims and defenses to the contrary are hereby waived.

20. CONDEMNATION. Mortgagor will give Lender prompt notice of any pending or threatened action by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds will be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

21. INSURANCE. Mortgagor agrees to keep the Property insured against the risks reasonably associated with the Property. Mortgagor will maintain this insurance in the amounts Lender requires. This insurance will last until the Property is released from this Security Instrument. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debts. Mortgagor may choose the insurance company, subject to Lender's approval, which will not be unreasonably withheld.

All insurance policies and renewals shall include a standard "mortgage clause" (or "lender loss payable clause") endorsement that names Lender as "mortgagee" and "loss payee". If required by Lender, all insurance policies and renewals will also include an "additional insured" endorsement that names Lender as an "additional insured". If required by Lender, Mortgagor agrees to maintain comprehensive general liability insurance and rental loss or business interruption insurance in amounts and under policies acceptable to Lender. The comprehensive general liability insurance must name Lender as an additional insured. The rental loss or business interruption insurance must be in an amount equal to at least coverage of one year's debt service, and required escrow account deposits (if agreed to separately in writing).

Mortgagor will give Lender and the insurance company immediate notice of any loss. All insurance proceeds will be applied to restoration or repair of the Property or to the Secured Debts, at Lender's option. If Lender acquires the Property in damaged condition, Mortgagor's rights to any insurance policies and proceeds will pass to Lender to the extent of the Secured Debts.

Mortgagor will immediately notify Lender of cancellation or termination of insurance. If Mortgagor fails to keep the Property insured, Lender may obtain insurance to protect Lender's interest in the Property and Mortgagor will pay for the insurance on Lender's demand. Lender may demand that Mortgagor pay for the insurance all at once, or Lender may add the insurance premiums to the balance of the Secured Debts and charge interest on it at the



SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Security Instrument. Mortgagor also acknowledges receipt of a copy of this Security Instrument.

MORTGAGOR:

RURAL ROUTE ONE, LLC

By *Galen L. Johnson* Date 11-8-2017
GALEN L JOHNSON, Member

[Signature] Date 11/8/2017
(Witness)

By *Jo-Ann Johnson* Date 11-8-2017
JO-ANN JOHNSON, Member

[Signature] Date 11/8/2017
(Witness)

LENDER:

FIRST STATE BANK AND TRUST COMPANY

By *Ronald C. Weaklend* Date 11/8/17
RONALD C. WEAKLEND, EVP

[Signature] Date 11/8/2017
(Witness)



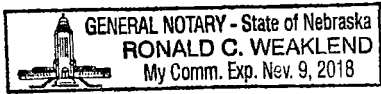
ACKNOWLEDGMENT.

State OF Nebraska, County OF Dodge ss.

This instrument was acknowledged before me this 5th day of November, 2017 by GALEN L JOHNSON - Member and JO ANN JOHNSON - Member of RURAL ROUTE ONE, LLC, a Limited Liability Company on behalf of the Limited Liability Company. He/she/they is/are personally known to me or has/have produced 11/9/2018 as identification.

My commission expires:

Ronald C. Weaklend
(Notary Public)



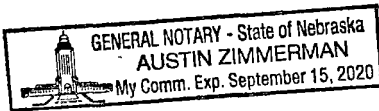
(Lender Acknowledgment)

State OF Nebraska, County OF Dodge ss.

This instrument was acknowledged before me this 8th day of November, 2017 by RONALD C. WEAKLEND -- EVP of FIRST STATE BANK AND TRUST COMPANY, a corporation, on behalf of the corporation. He/she/they is/are personally known to me or has/have produced 09/15/2020 as identification.

My commission expires:

Austin Zimmerman
(Notary Public)



DATE: July 1st, 2021
PROPERTY ID # 494225-20-0120 (TD # 46929)

WARNING

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

RURAL ROUTE ONE, LLC
3400 GALT OCEAN DRIVE, UNIT 2108-S
FORT LAUDERDALE, FL 33306

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3020 N FEDERAL HWY, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by July 30, 2021\$31,254.10
- Or
- * Estimated Amount due if paid by August 17, 2021\$31,697.22

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 18, 2021 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: July 1st, 2021
PROPERTY ID # 494225-20-0120 (TD # 46929)

WARNING

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

RURAL ROUTE ONE, LLC
3020 N FEDERAL HIGHWAY BLDG 8
FORT LAUDERDALE, FL 33306

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

DATE: July 1st, 2021
PROPERTY ID # 494225-20-0120 (TD # 46929)

WARNING

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

*CORAL CORNER DEVELOPMENT INC
DDCTD PUBLIC % CITY OF FORT LAUD
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33301-1016

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

* Estimated Amount due if paid by July 30, 2021\$31,254.10

Or

* Estimated Amount due if paid by August 17, 2021\$31,697.22

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: July 1st, 2021
PROPERTY ID # 494225-20-0120 (TD # 46929)

WARNING

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

*PLAZA 3000 INC
% MAUREEN LUBBERS
14 SENECA RD
SEA RANCH LAKES, FL 33308-2303

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DATE: July 1st, 2021
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%LUBBERS, MAUREEN
14 SENECA RD
SEA RANCH LAKES, FL 33308-2303

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DATE: July 1st, 2021
PROPERTY ID # 494225-20-0120 (TD # 46929)

WARNING

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

*RICE, ROBERT J & CAROLYN L
3051 NE 42ND ST
FORT LAUDERDALE, FL 33308-5803

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

DATE: July 1st, 2021
PROPERTY ID # 494225-20-0120 (TD # 46929)

WARNING

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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

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

DATE: July 1st, 2021
PROPERTY ID # 494225-20-0120 (TD # 46929)

WARNING

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FIRST STATE BANK AND TRUST COMPANY
1005 EAST 23RD STREET
FREMONT, NE 68025

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

DATE: July 1st, 2021
PROPERTY ID # 494225-20-0120 (TD # 46929)

WARNING

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GEORGE R MORAITIS, JR, REGISTERED AGENT O/B/O RURAL ROUTE ONE, LLC

915 MIDDLE RIVER DRIVE STE 506
FORT LAUDERDALE, FL 33304

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

DATE: July 1st, 2021
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MAUREEN LUBBERS, REGISTERED AGENT O/B/O PLAZA 3000, INC.

3000 N FEDERAL HWY
FT LAUDERDALE, FL 33306

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

DATE: July 1st, 2021
PROPERTY ID # 494225-20-0120 (TD # 46929)

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PLAZA 3000, INC.
14 SENECA ROAD
FT LAUDERDALE, FL 33308

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TD 46929 AUGUST 2021 WARNING
RURAL ROUTE ONE, LLC
3400 GALT OCEAN DRIVE, UNIT 2108-S
FORT LAUDERDALE, FL 33306

7020 1290 0001 6467 3097

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TD 46929 AUGUST 2021 WARNING
RURAL ROUTE ONE, LLC
3020 N FEDERAL HIGHWAY BLDG 8
FORT LAUDERDALE, FL 33306

City, State, ZIP+4®

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

See Reverse for Instructions

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City, State, ZIP+4™

TD 46929 AUGUST 2021 WARNING
***CORAL CORNER DEVELOPMENT INC**
DDCTD PUBLIC % CITY OF FORT LAUD
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33301-1016

City, State, ZIP+4™

7020 2450 0001 8160 0509
6050 0918 1000 0542 0202

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TD 46929 AUGUST 2021 WARNING

***PLAZA 3000 INC**

% MAUREEN LUBBERS

14 SENECA RD

SEA RANCH LAKES, FL 33308-2303

City, State, ZIP+4™

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

See Reverse for Instructions

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9T50 0810 T000 0542 0202

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TD 46929 AUGUST 2021 WARNING
***RICE, ROBERT J & CAROLYN L**
3051 NE 42ND ST
FORT LAUDERDALE, FL 33308-5803

City, State, ZIP+4®

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Tt	TD 46929 AUGUST 2021 WARNING
\$	CITY OF FORT LAUDERDALE
\$	ATTN: CITY ATTORNEY OFFICE
\$	100 N ANDREWS AVE FL 7
C.	FORT LAUDERDALE, FL 33301-1016

0530 0919 T000 8160 0530
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TD 46929 AUGUST 2021 WARNING
FIRST STATE BANK AND TRUST COMPANY
1005 EAST 23RD STREET
FREMONT, NE 68025

City, State, ZIP+4®

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TD 46929 AUGUST 2021 WARNING
GEORGE R MORAITIS, JR, REGISTERED AGENT
O/B/O RURAL ROUTE ONE, LLC
915 MIDDLE RIVER DRIVE STE 506
FORT LAUDERDALE, FL 33304

7020 2450 0001 8160 0554

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Po \$ To \$ Se \$ St City, State, ZIP+4®	TD 46929 AUGUST 2021 WARNING MAUREEN LUBBERS, REGISTERED AGENT O/B/O PLAZA 3000, INC. 3000 N FEDERAL HWY FT LAUDERDALE, FL 33306
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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 | \$ _____ |

Postmark
Here

TD 46929 AUGUST 2021 WARNING
PLAZA 3000, INC.
14 SENECA ROAD
FT LAUDERDALE, FL 33308

City, State, ZIP+4®

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

See Reverse for Instructions

7020 2450 0001 8160 0578

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.

Addressed to:

**TD 46929 AUGUST 2021 WARNING
 *CORAL CORNER DEVELOPMENT INC
 DDCTD PUBLIC % CITY OF FORT LAUD
 100 N ANDREWS AVE
 FORT LAUDERDALE, FL 33301-1016**



9590 9402 5198 9122 1991 70

Article Number (Transfer from service label)
7020 2450 0001 8160 0509

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
City of Fort Lauderdale
100 N Andrews Avenue
Fort Lauderdale, FL 33301 7/6/21

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
- 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 46929 AUGUST 2021 WARNING
 CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 100 N ANDREWS AVE FL 7
 FORT LAUDERDALE, FL 33301-1016



9590 9402 5198 9122 1992 00

2. Article Number (Transfer from service label)

7020 2450 0001 8160 0530

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature: **X** City of Fort Lauderdale Agent
100 N Andrews Avenue Addressee
 B. Received by (Printed Name) Fort Lauderdale, FL 33301 Date of Delivery 7/6/21

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 46929 AUGUST 2021 WARNING
RURAL ROUTE ONE, LLC
3020 N FEDERAL HIGHWAY BLDG 8
FORT LAUDERDALE, FL 33306**



9590 9402 5198 9122 1991 63

7020 1290 0001 6467 3103

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

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 46929 AUGUST 2021 WARNING
 MAUREEN LUBBERS, REGISTERED AGENT
 O/B/O PLAZA 3000, INC.
 3000 N FEDERAL HWY
 FT LAUDERDALE, FL 33306**



9590 9402 5198 9122 1992 31

2. Article Number (Transfer from service label)

7020 2450 0001 8160 0561

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X M. Lubbers

Agent

Addressee

B. Received by (Printed Name)

Candice Bog

C. Date of Delivery

7/06/21

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 46529 AUGUST 2021 WARNING
FIRST STATE BANK AND TRUST COMPANY
 1005 EAST 23RD STREET
 FREEDOM, MO 68025



9590 9402 5198 9122 1992 17

2 Article Number (Transfer from service label)
 7020 2450 0001 8160 0547

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)

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 46929 AUGUST 2021 WARNING
 GEORGE R MORAITIS, JR, REGISTERED AGENT
 O/E/O RURAL ROUTE ONE, LLC
 915 MIDDLE RIVER DRIVE STE 506
 FORT LAUDERDALE, FL 33304



9590 9402 5198 9122 1992 24

2. Article Number (Transfer from front of mailpiece)
7020 2450 0001 8160 0554

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)

[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
- Registered Mail
- Registered 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 46929 AUGUST 2021 WARNING
 PLAZA 3000, INC.
 14 SENECA ROAD
 FT LAUDERDALE, FL 33308



9590 9402 5198 9122 1992 48

2. Article Number (Transfer from service label)

7020 2450 0001 8160 0578

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C-19

- Agent
- Addressee

B. Received by (Printed Name)

DH808

C. Date of Delivery

7/26/21

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 46929 AUGUST 2021 WARNING
 *PLAZA 3000 INC
 % MAUREEN LUBBERS
 14 SENECA RD
 SEA RANCH LAKES, FL 33308-2303



9590 9402 5198 9122 1991 94

7020 2450 0001 8160 0516

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C-19

- Agent
- Addressee

B. Received by (Printed Name)

DH808

C. Date of Delivery

7/06/21

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 46929 AUGUST 2021 WARNING
 *RICE, ROBERT J & CAROLYN L
 305 1/2 NE 42ND ST
 FORT LAUDERDALE, FL 33308-5803



9590 9402 5198 9122 1991 87

2. Article Number (Transfer from service label)

7020 2450 0001 8160 0523

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *C. 19*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/13/21

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