

339 SIXTH AVENUE, SUITE 1400 PITTSBURGH, PA 15222

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

E-mail: <u>TitleExpress@grantstreet.com</u>

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

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		4942 25 20 0120
			0312
Property Owner	RURAL ROUTE ONE LLC	Use	11
Mailing Address	3400 GALT OCEAN DR UNIT 2108-S FORT LAUDERDALE FL 33306		
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.												
					Prop	erty	Assessme	nt \	Values				
Year	L	and.		Building / Improvement			Just / Market Value		ket	Assessed / SOH Value		Tax	
2020	\$80	0,000		\$262,9	50		\$342,950		\$342,950				
2019	\$80	0,000		\$250,5	30		\$330,530)	\$330,530		\$6,6	18.79
2018	\$80	0,000		\$250,5	30	\$330,530		\$330,530		\$6,413.58			
			20	20 Exempt	tions a	and T	axable Val	ıes	by Tax	ing Authority	,		
				Co	ounty		Schoo	ΙB	oard	ard Municipal		Independent	
Just Valu	ie			\$342	2,950		\$	342	2,950	\$342,950		\$342,950	
Portabilit	y				0				0	0		0	
Assessed	d/SOH			\$342	342,950 \$342		2,950	\$342,950		\$342,950			
Homeste	ad				0	0		0	0				
	Add. Homestead			0			0	0		0			
Wid/Vet/D	Wid/Vet/Dis				0			0	0		0		
Senior					0				0	0		0	
	Exempt Type			0	<u> </u>			0		0		0	
Taxable	Taxable \$342,950			2,950		\$	342	2,950	\$342,95	50		\$342,950	
Sales History							Land Calculations						
Date		Type	L	Price	Вс	Book/Page or CIN		_		Price		actor	Type
11/21/20		WD-Q	-	360,000	↓		101441		\$	80.00	1	,000	SF
7/10/20		WD-Q	\$	250,000			427444	_					
11/1/199		WD	_ :	\$90,000	<u> </u>	201	18 / 574	Ц					
12/1/19		WD		\$20,800									1
1/1/196	62	WD		\$27,500				Adj	dj. Bldg. S.F. (Card, Sketch)		1040		
	Eff./Act. Year Built: 1965/1959												
Special Assessments													
Fire		Garb		Light	Dra	in	Impr		Safe	Storm	C	lean	Misc
03										F2			
С													
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	RURAL ROUTE ONE, LLC	*CORAL CORNER	*PLAZA 3000 INC
3400 GALT OCEAN DRIVE,	3020 N FEDERAL HIGHWAY	DEVELOPMENT INC	% MAUREEN LUBBERS
UNIT 2108-S	BLDG 8	DDCTD PUBLIC % CITY OF	14 SENECA RD
FORT LAUDERDALE, FL	FORT LAUDERDALE, FL	FORT LAUD	SEA RANCH LAKES, FL
33306	33306	100 N ANDREWS AVE	33308-2303
		FORT LAUDERDALE, FL	
		33301-1016	
*PLAZA 3000 INC	*RICE, ROBERT J &	CITY OF FORT	FIRST STATE BANK AND
%LUBBERS, MAUREEN	CAROLYN L	LAUDERDALE	TRUST COMPANY
14 SENECA RD	3051 NE 42ND ST	ATTN: CITY ATTORNEY	1005 EAST 23RD STREET
SEA RANCH LAKES, FL	FORT LAUDERDALE, FL	OFFICE	FREMONT, NE 68025
33308-2303	33308-5803	100 N ANDREWS AVE FL 7	
		FORT LAUDERDALE, FL	
		33301-1016	
GEORGE R MORAITIS, JR,	MAUREEN LUBBERS,	PLAZA 3000, INC.	
REGISTERED AGENT O/B/O	REGISTERED AGENT O/B/O	14 SENECA ROAD	
RURAL ROUTE ONE, LLC	PLAZA 3000, INC.	FT LAUDERDALE, FL	
915 MIDDLE RIVER DRIVE	3000 N FEDERAL HWY	33308	
STE 506	FT LAUDERDALE, FL		
FORT LAUDERDALE, FL	33306		
33304			

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

INSTR # 117250657 Recorded 05/06/21 at 10:24 AM **Broward County Commission** 1 Page(s) #5

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

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. CREATED OCT 1st VO

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

401-314

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 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

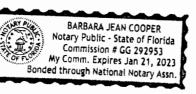
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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.

Sworn to and subscribed before me this

AUGUST, A:D. 2021

(SEAL)

SCHERRIE A. THOMAS personally known to me



Broward County, Florid RECORDS, TAXES & TREASURY ON/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUM SER 40029

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. 31320.22 Minimum Bid:

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:

X

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.

1

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 visting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

Gregory Tony, Sheriff Broward County, Florida

J. Palermo, #17912

D.S.

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY II	NFORMATION
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

bs16709 ORIGINAL bs17912 07/02/2021 10:30:49

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION PROPERTY ID # 494225-20-0120 (TD #46929)

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by 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

_C 3400 Galt Ocean Drive #2108-S Fort Lauderdale FL 33306

Served:

Not Served:

X

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: Off Toles

D.S.

J. Palermo, #17912

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY II	NFORMATION
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	2		Sheriff's Fees	\$0.00
Services	2		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

ORIGINA DOCUMENT

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; <u>PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.</u>

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

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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 3400 GALT OCEAN DR UNIT 2108-S FORT LAUDERDALE, FL 33306

NOTE: THIS IS <u>NOT</u> 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 YearFiled Date201905/29/2019202006/11/2020202104/19/2021

Document Images

View image in PDF format
View image in PDF format

Florida Department of State, Division of Corporations



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

-	
01/07/2021 ANNUAL REPORT	View image in PDF format
01/02/2020 ANNUAL REPORT	View image in PDF format
02/09/2019 ANNUAL REPORT	View image in PDF format
01/30/2018 ANNUAL REPORT	View image in PDF format
01/06/2017 ANNUAL REPORT	View image in PDF format
01/06/2016 ANNUAL REPORT	View image in PDF format
03/24/2015 ANNUAL REPORT	View image in PDF format
01/07/2014 ANNUAL REPORT	View image in PDF format
<u>12/12/2013 Amendment</u>	View image in PDF format
01/23/2013 ANNUAL REPORT	View image in PDF format
01/09/2012 ANNUAL REPORT	View image in PDF format
01/04/2011 ANNUAL REPORT	View image in PDF format
04/26/2010 ANNUAL REPORT	View image in PDF format
01/14/2009 ANNUAL REPORT	View image in PDF format
01/25/2008 ANNUAL REPORT	View image in PDF format
07/05/2007 ANNUAL REPORT	View image in PDF format
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03/28/1995 ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



Department of State / Division of Corporations / Search Records / Return to Detail Screen /

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Events

PLAZA 3000, INC.

Document Number 213368

Date Filed 06/26/1958

Effective Date None
Status Active

Event Type Filed Effective Description

Date Date

NAME CHANGE OLD NAME WAS : TIMES SQUARE ADDITION SHOPPING

AMENDMENT CENTER, INC.

Return to Detail Screen

Florida Department of State, Division of Corporations

ATSON. LOVING & FORMAN, P.A. **SUITE 200**

350 S. E. SECOND STREET FORT LAUDERDALE, FLORIDA 33301

. Tax 🐛 Intangible RECEIVED 'n Browned County as required by 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.

ARMAND K. 2808 Par Road

Sebring, Florida 33872

H.M. Schwenke

BX 20118PG0574

고 유

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

> OFFICIAL NOTARY SEAL H M SCHWENKE COMMISSION NUMBER

CC170825 MY COMMISSION EXP.

DEC.

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

CORDED IN THE OFFICIAL RECORDS BOOK DE BROWARD COUNTY, FLORIDA COUNTY ADMINISTRATOR

INSTR # 112427444, OR BK 50959 PG 831, Page 1 of 2, Recorded 07/24/2014 at 01:49 PM, Broward County Commission, Doc. D: \$1750.00 Deputy Clerk 4010

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.:

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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.

DoubleTime®

Signed, sealed and delivered in our presence:	
Witness Name: Ross S Witness Name: KAREN Ann Ross	Green Mountain Trading, Inc., Florida Profit Corporation By Lucie M. Laroche, President
	(Corporate Seal)
State of Forda County of Brown as acknowledged before me a Mountain Trading, Inc., Florida Profit Corporation, on beh [X] has produced a driver's license as identification. [Notary Seal]	this 10 day of July, 2014 by Lucie M. Laroche of Green alf of the corporation. Helphe [] is personally known to me or Notary Public
	Printed Name:
GINNA VELAZQUEZ Commission # FF 061028 Expires October 8, 2017 Bonded Thru Troy Fain Insurance 800-385-7019	My Commission Expires:

INSTR # 114101441 Page 1 of 2, Recorded 12/16/2016 at 09:01 AM Broward County Commission, Doc. D \$2520.00 Deputy Clerk ERECORD

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)

WITNESSETH: 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.

File No.: JK16690

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:

Signature

#1 Printed Name

Witness #2

Witness #2 Printed Name

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

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 Devices UCOS identification.

SEAL

GUY EWING MY COMMISSION # FF 228089 EXPIRES: July 7, 2019 Bonded Thru Notary Public Underwrit

My commission expires:

Instr# 114796105 , Page 1 of 11, Recorded 12/26/2017 at 09:28 AM

Broward County Commission

Mtg Doc Stamps: \$0.00 Int Tax: \$0.00

Return to:

This document was prepared by:

State of Florida's Documentary Stamp Tax required by law in the amount of \$ No Nowly has been paid to the Clerk of the Circuit Court (or the County Comptroller, if applicable) for the County of Broward, State of Florida.

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MORTGAGE

(With Future Advance Clause)

DATE AND PARTIES. The date of this Mortgage (Security Instrument) is November 7, 2017. The parties and their addresses are:

MORTGAGOR:

RURAL ROUTE ONE, LLC
A Florida Limited Liability Company
3020 N. FEDERAL HWY #8

FORT LAUDERDALE, FL 33306

LENDER:

FIRST STATE BANK AND TRUST COMPANY

Organized and existing under the laws of Nebraska 1005 EAST 23RD STREET FREMONT, NE 68025

- 1. DEFINITIONS. For the purposes of this document, the following term has the following meaning.
 - A. Loan. "Loan" refers to this transaction generally, including obligations and duties arising from the terms of all documents prepared or submitted for this transaction.
- 2. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Mortgagor's performance under this Security Instrument, Mortgagor does hereby grant, bargain, convey and mortgage to Lender, the following described property:

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Page 1





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.

The property is located in Broward County at 3020 N. FEDERAL HIGHWAY BLDG. 8, FORT LAUDERDALE, Florida 33306.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches and water stock, crops, timber including timber to be cut now or at any time in the future, all diversion payments or third party payments made to crop producers and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property). This Security Instrument will remain in effect until the Secured Debts and all underlying agreements have been terminated in writing by Lender.

- 3. SECURED DEBTS AND FUTURE ADVANCES. The term "Secured Debts" includes and this Security Instrument will secure each of the following:
 - A. Specific Debts. The initial indebtedness secured by this Security Instrument is the following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, dated November 7, 2017, from Mortgagor to Lender, with a loan amount of \$202,971.74 and maturing on November 15, 2022.
 - **B. Future Advances.** All future advances made within 20 years from the date of this Security Instrument from Lender to Mortgagor under the Specific Debts executed by Mortgagor in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to Mortgagor either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.
 - C. All Debts. All present and future debts made within 20 years from the date of this Security Instrument from Mortgagor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. This Security Instrument will not secure any other debt if Lender, with respect to that other debt, fails to fulfill any necessary requirements or fails to conform to any limitations of the Truth in Lending Act (Regulation Z) or the Real Estate Settlement Procedures Act (Regulation X) that are required for loans secured by the Property.
 - D. Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.
- 4. MAXIMUM OBLIGATION LIMIT; FUTURE ADVANCES. The total principal amount secured by this Security Instrument at any one time and from time to time will not exceed \$202,971.74. Any limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this

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limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

5. LIMITATIONS ON CROSS-COLLATERALIZATION. The cross-collateralization clause on any existing or future loan, but not including this Loan, is void and ineffective as to this Loan, including any extension or refinancing.

The Loan is not secured by a previously executed security instrument if a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. The Loan is not secured by a previously executed security instrument if Lender fails to fulfill any necessary requirements or fails to conform to any limitations of the Real Estate Settlement Procedures Act, (Regulation X), that are required for loans secured by the Property or if, as a result, the other debt would become subject to Section 670 of the John Warner National Defense Authorization Act for Fiscal Year 2007.

The Loan is not secured by a previously executed security instrument if Lender fails to fulfill any necessary requirements or fails to conform to any limitations of the Truth in Lending Act, (Regulation Z), that are required for loans secured by the Property.

- **6. PAYMENTS.** Mortgagor agrees that all payments under the Secured Debts will be paid when due and in accordance with the terms of the Secured Debts and this Security Instrument.
- 7. WARRANTY OF TITLE. Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to grant, bargain, convey, sell and mortgage the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.
- **8. PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees:
 - A. To make all payments when due and to perform or comply with all covenants.
 - B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.
 - C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.
- **9. CLAIMS AGAINST TITLE.** Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or materials to maintain or improve the Property.
- 10. DUE ON SALE OR ENCUMBRANCE. Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of all or any part of the Property. This right is subject to the restrictions imposed by federal law, as applicable.
- 11. TRANSFER OF AN INTEREST IN THE MORTGAGOR. If Mortgagor is an entity other than a natural person (such as a corporation, partnership, limited liability company or other organization), Lender may demand immediate payment if:
 - A. A beneficial interest in Mortgagor is sold or transferred.
 - B. There is a change in either the identity or number of members of a partnership or similar entity.
 - C. There is a change in ownership of more than 25 percent of the voting stock of a corporation, partnership, limited liability company or similar entity.

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However, Lender may not demand payment in the above situations if it is prohibited by law as of the date of this Security Instrument.

- 12. WARRANTIES AND REPRESENTATIONS. Mortgagor makes to Lender the following warranties and representations which will continue as long as this Security Instrument is in effect:
 - A. Power. Mortgagor is duly organized, and validly existing and in good standing in all jurisdictions in which Mortgagor operates. Mortgagor has the power and authority to enter into this transaction and to carry on Mortgagor's business or activity as it is now being conducted and, as applicable, is qualified to do so in each jurisdiction in which Mortgagor operates.
 - **B.** Authority. The execution, delivery and performance of this Security Instrument and the obligation evidenced by this Security Instrument are within Mortgagor's powers, have been duly authorized, have received all necessary governmental approval, will not violate any provision of law, or order of court or governmental agency, and will not violate any agreement to which Mortgagor is a party or to which Mortgagor is or any of Mortgagor's property is subject.
 - C. Name and Place of Business. Other than previously disclosed in writing to Lender, Mortgagor has not changed Mortgagor's name or principal place of business within the last 10 years and has not used any other trade or fictitious name. Without Lender's prior written consent, Mortgagor does not and will not use any other name and will preserve Mortgagor's existing name, trade names and franchises.
- 13. PROPERTY CONDITION, ALTERATIONS, INSPECTION, VALUATION AND APPRAISAL. Mortgagor will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagor will not commit or allow any waste, impairment, or deterioration of the Property. Mortgagor will keep the Property free of noxious weeds and grasses. Mortgagor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, claims, and actions against Mortgagor, and of any loss or damage to the Property.

No portion of the Property will be removed, demolished or materially altered without Lender's prior written consent except that Mortgagor has the right to remove items of personal property comprising a part of the Property that become worn or obsolete, provided that such personal property is replaced with other personal property at least equal in value to the replaced personal property, free from any title retention device, security agreement or other encumbrance. Such replacement of personal property will be deemed subject to the security interest created by this Security Instrument. Mortgagor will not partition or subdivide the Property without Lender's prior written consent.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time and frequency for the purpose of inspecting, valuating, or appraising the Property. Lender will give Mortgagor notice at the time of or before an on-site inspection, valuation, or appraisal for on-going due diligence or otherwise specifying a reasonable purpose. Any inspection, valuation or appraisal of the Property will be entirely for Lender's benefit and Mortgagor will in no way rely on Lender's inspection, valuation or appraisal for its own purpose, except as otherwise provided by law.

14. AUTHORITY TO PERFORM. If Mortgagor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney in fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor will not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.

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Florida Mortgage

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Page 4

- 15. ASSIGNMENT OF LEASES AND RENTS. Mortgagor assigns, grants, bargains, conveys and mortgages to Lender as additional security all the right, title and interest in the following (Property).
 - A. Existing or future leases, subleases, licenses, guaranties and any other written or verbal agreements for the use and occupancy of the Property, including but not limited to any extensions, renewals, modifications or replacements (Leases).
 - **B.** Rents, issues and profits, including but not limited to security deposits, minimum rents, percentage rents, additional rents, common area maintenance charges, parking charges, real estate taxes, other applicable taxes, insurance premium contributions, liquidated damages following default, cancellation premiums, "loss of rents" insurance, guest receipts, revenues, royalties, proceeds, bonuses, accounts, contract rights, general intangibles, and all rights and claims which Mortgagor may have that in any way pertain to or are on account of the use or occupancy of the whole or any part of the Property (Rents).

In the event any item listed as Leases or Rents is determined to be personal property, this Assignment will also be regarded as a security agreement. Mortgagor will promptly provide Lender with copies of the Leases and will certify these Leases are true and correct copies. The existing Leases will be provided on execution of the Assignment, and all future Leases and any other information with respect to these Leases will be provided immediately after they are executed. Mortgagor may collect, receive, enjoy and use the Rents so long as Mortgagor is not in default. Mortgagor will not collect in advance any Rents due in future lease periods, unless Mortgagor first obtains Lender's written consent. Upon default, Mortgagor will receive any Rents in trust for Lender and Mortgagor will not commingle the Rents with any other funds. When Lender so directs in writing, Mortgagor will endorse and deliver any payments of Rents from the Property to Lender. Amounts collected will be applied at Lender's discretion to the Secured Debts, the costs of managing, protecting, valuating, appraising and preserving the Property, and other necessary expenses. Mortgagor agrees that this Security Instrument is immediately effective between Mortgagor and Lender and effective as to third parties on the recording of this Assignment. As long as this Assignment is in effect, Mortgagor warrants and represents that no default exists under the Leases, and the parties subject to the Leases have not violated any applicable law on leases, licenses and landlords and tenants. Mortgagor, at its sole cost and expense, will keep, observe and perform, and require all other parties to the Leases to comply with the Leases and any applicable law. If Mortgagor or any party to the Lease defaults or fails to observe any applicable law, Mortgagor will promptly notify Lender. If Mortgagor neglects or refuses to enforce compliance with the terms of the Leases, then Lender may, at Lender's option, enforce compliance. Mortgagor will not sublet, modify, extend, cancel, or otherwise alter the Leases, or accept the surrender of the Property covered by the Leases (unless the Leases so require) without Lender's consent. Mortgagor will not assign, compromise, subordinate or encumber the Leases and Rents without Lender's prior written consent. Lender does not assume or become liable for the Property's maintenance, depreciation, or other losses or damages when Lender acts to manage, protect or preserve the Property, except for losses and damages due to Lender's gross negligence or intentional torts. Otherwise, Mortgagor will indemnify Lender and hold Lender harmless for all liability, loss or damage that Lender may incur when Lender opts to exercise any of its remedies against any party obligated under the Leases.

- **16. DEFAULT.** Mortgagor will be in default if any of the following events (known separately and collectively as an Event of Default) occur:
 - A. Payments. Mortgagor fails to make a payment in full when due.
 - **B.** Insolvency or Bankruptcy. The death, dissolution or insolvency of, appointment of a receiver by or on behalf of, application of any debtor relief law, the assignment for the benefit of creditors by or on behalf of, the voluntary or involuntary termination of existence by, or the commencement of any proceeding under any present or future federal or state insolvency, bankruptcy, reorganization, composition or debtor relief law by or against Mortgagor, Borrower, or any co-signer, endorser, surety or guarantor of this Security Instrument or any other obligations Borrower has with Lender.

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- 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, valuate, 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

RURAL ROUTE ONE, LLC

Florida Mortgage

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Initials _____ Page 6



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.

RURAL ROUTE ONE, LLC Florida Mortgage

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Initials

- 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

RURAL ROUTE ONE, LLC

Florida Mortgage

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rate that applies to the Secured Debts. This insurance may include lesser or greater coverages than originally required of Mortgagor, may be written by a company other than one Mortgagor would choose, and may be written at a higher rate than Mortgagor could obtain if Mortgagor purchased the insurance. Mortgagor acknowledges and agrees that Lender or one of Lender's affiliates may receive commissions on the purchase of this insurance.

- **22. ESCROW FOR TAXES AND INSURANCE.** Mortgagor will not be required to pay to Lender funds for taxes and insurance in escrow.
- 23. WAIVERS. Except to the extent prohibited by law, Mortgagor waives all appraisement and homestead exemption rights relating to the Property.
- 24. USE OF PROPERTY. Mortgagor shall not use or occupy the Property in any manner that would constitute a violation of any state and/or federal laws involving controlled substances, even in a jurisdiction that allows such use by state or local law or ordinance. In the event that Mortgagor becomes aware of such a violation, Mortgagor shall take all actions allowed by law to terminate the violating activity. Violation of this paragraph is a material breach of this agreement and constitutes an Event of Default.
- **25. APPLICABLE LAW.** This Security Instrument is governed by the laws of Nebraska, the United States of America, and to the extent required, by the laws of the jurisdiction where the Property is located, except to the extent such state laws are preempted by federal law.
- 26. JOINT AND INDIVIDUAL LIABILITY AND SUCCESSORS. Each Mortgagor's obligations under this Security Instrument are independent of the obligations of any other Mortgagor. Lender may sue each Mortgagor individually or together with any other Mortgagor. Lender may release any part of the Property and Mortgagor will still be obligated under this Security Instrument for the remaining Property. Mortgagor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without Mortgagor's consent. Such a change will not release Mortgagor from the terms of this Security Instrument. The duties and benefits of this Security Instrument will bind and benefit the successors and assigns of Lender and Mortgagor.
- 27. AMENDMENT, INTEGRATION AND SEVERABILITY. This Security Instrument may not be amended or modified by oral agreement. No amendment or modification of this Security Instrument is effective unless made in writing. This Security Instrument and any other documents relating to the Secured Debts are the complete and final expression of the agreement. If any provision of this Security Instrument is unenforceable, then the unenforceable provision will be severed and the remaining provisions will still be enforceable.
- 28. INTERPRETATION. Whenever used, the singular includes the plural and the plural includes the singular. The section headings are for convenience only and are not to be used to interpret or define the terms of this Security Instrument.
- 29. NOTICE, ADDITIONAL DOCUMENTS AND RECORDING FEES. Unless otherwise required by law, any notice will be given by delivering it or mailing it by first class mail to the appropriate party's address listed in the DATE AND PARTIES section, or to any other address designated in writing. Notice to one Mortgagor will be deemed to be notice to all Mortgagors. Mortgagor will inform Lender in writing of any change in Mortgagor's name, address or other application information. Mortgagor will provide Lender any other, correct and complete information Lender requests to effectively mortgage or convey the Property. Mortgagor agrees to pay all expenses, charges and taxes in connection with the preparation and recording of this Security Instrument. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and to confirm Lender's lien status on any Property, and Mortgagor agrees to pay all expenses, charges and taxes in connection with the preparation and recording thereof. Time is of the essence.

RURAL ROUTE ONE, LLC Florida Mortgage

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Initials ____ Page 9



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

LENDER:

FIRST STATE BANK AND TRUST COMPANY

Date

RONALD C. WEAKLEND, EVP

ACKNÓWLEDGMENT. Storb OF Mahaya Comb OF Solve ss.
This instrument was acknowledged before me this day of
My commission expires: GENERAL NOTARY - State of Nebraska RONALD C. WEAKLEND My Comm. Exp. Nev. 9, 2018 (Notary Public)
(Lender Acknowledgment)
State OF Lebaske, Leinty OF Doke ss. This instrument was acknowledged before me this 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 as identification.
My commission expires:
(It fremuna
GENERAL NOTARY - State of Nebraska AUSTIN ZIMMERMAN My Comm. Exp. September 15, 2020

RURAL ROUTE ONE, LLC

Florida Mortgage

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Initials _____ Page 11

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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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN</u> THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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 2

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON <u>August 18, 2021</u> 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

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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Or	
* Estimated Amount due if paid by August 17, 2021	\$31,697,23

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

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WARNING

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

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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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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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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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DATE: July 1st, 2021

PROPERTY ID # 494225-20-0120 (TD # 46929)

WARNING

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

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

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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

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

915 MIDDLE RIVER DRIVE STE 506 FORT LAUDERDALE, FL 33304

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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN</u> THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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 <u>August 18, 2021</u> 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

DATE: July 1st, 2021

PROPERTY ID # 494225-20-0120 (TD # 46929)

WARNING

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

MAUREEN LUBBERS, REGISTERED AGENT O/B/O PLAZA 3000, INC.

3000 N FEDERAL HWY FT 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.

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WARNING

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

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

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.

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* 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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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

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com®. 2949 Certified Mail Fee Extra Services & Fees (check box, add fee as appropriate) Return Receipt (hardcopy) 1000 Return Receipt (electronic) Postmark Certified Mall Restricted Delivery \$ Adult Signature Required \$ Adult Signature Restricted Delivery \$ Here 1290 TD 46929 AUGUST 2021 WARNING **RURAL ROUTE ONE, LLC** 7020 3400 GALT OCEAN DRIVE, UNIT 2108-S FORT LAUDERDALE, FL 33306 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com®. 6467 Certified Mail Fee Extra Services & Fees (check box, add fee as appropriate) Return Receipt (hardcopy) 1000 Return Receipt (electronic) Certified Mail Restricted Delivery Adult Signature Required Adult Signature Restricted Delivery \$ 1290 **TD 46929 AUGUST 2021 WARNING RURAL ROUTE ONE, LLC** 3020 N FEDERAL HIGHWAY BLDG 8 7020 FORT LAUDERDALE, FL 33306 City, State, ∠IP+4" PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ **CERTIFIED MAIL® RECEIPT** 0509 Domestic Mail Only For delivery information, visit our website at www.usps.com®. 8160 Certified Mail Fee Strtra 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 \$ 0001 Postmark Here 7020 2450 TD 46929 AUGUST 2021 WARNING *CORAL CORNER DEVELOPMENT INC **DDCTD PUBLIC % CITY OF FORT LAUD 100 N ANDREWS AVE** FORT LAUDERDALE, FL 33301-1016 Ši City, State, ZIF+4~ PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ **CERTIFIED MAIL® RECEIPT** Domestic Mail Only For delivery information, visit our website at www.usps.com®. 8160 Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) | Return Receipt (nerdcopy) \$ | | Return Receipt (electronic) \$ | | Certified Mail Restricted Delivery \$ | | Adult Signature Required \$ | | Adult Signature Restricted Delivery \$ 0007 Postmark Here 2450 **TD 46929 AUGUST 2021 WARNING *PLAZA 3000 INC** 7020 **% MAUREEN LUBBERS** 14 SENECA RD SEA RANCH LAKES, FL 33308-2303 Čliy, 3iai⊎, ∠11+4™ PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com®. 8760 Certified Mail Fee Extra Services & Fees (check box, add fee as appropriate) Return Receipt (hardcopy) Return Receipt (electronic) 1000 Postmark Certified Mail Restricted Delive Adult Signature Required \$ Adult Signature Restricted Delivery \$ 2450 TD 46929 AUGUST 2021 WARNING *RICE, ROBERT J & CAROLYN L 7020 **3051 NE 42ND ST** FORT LAUDERDALE, FL 33308-5803 City, State, ZIP+4* PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ **CERTIFIED MAIL® RECEIPT** Domestic Mail Only For delivery information, visit our website at www.usps.com® 8160 Certified Mail Fee Extra Services & Fees (check box, add fee as appropriate) Return Receipt (hardcopy) Return Receipt (electronic) Certified Mail Restricted Delivery Services Servi 1000 Postmark Here Adult Signature Required \$ Adult Signature Restricted Delivery \$ 2450 **TD 46929 AUGUST 2021 WARNING** MAUREEN LUBBERS, REGISTERED AGENT 7020 O/B/O PLAZA 3000, INC. 3000 N FEDERAL HWY Ŝŧı FT 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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70	City, State, ZIP+4*	Soo Payarea for Instructions	

COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION CTV of Fort Lauderdale Agent ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse ☐ Addressee so that we can return the card to you. B. Re ■ Attach this card to the back of the mailpiece, or on the front if space permits. If YES, enter delivery address below: □ No TD 46929 AUGUST 2021 WARNING *CORAL CORNER DEVELOPMENT INC DDCTD PUBLIC % CITY OF FORT LAUD 100 N ANDREWS AVE FORT LAUDERDALE, FL 33301-1016 □ Priority Mail Express® □ Registered Mail™ □ Registered Mail Restricted Delivery □ Return Receipt for Merchandise Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® 9590 9402 5198 9122 1991 70 ☐ Certified Mail Restricted Delivery

☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

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☐ Signature Confirmation™

Signature Confirmation
Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION Try of Fort Lauderdale Agent ■ _ mplete items 1, 2, and 3. OWS AVENUE Addressee ■ Prin. our name and address on the reverse so that we can return the card to you. ■ Attach tì 3 card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: If YES, enter delivery address below: **TD 46929 AUGUST 2021 WARNING** CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE FL 7 ☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ FORT LAUDERDALE. FL 33301-1016 Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certifled Mail® ☐ Certified Mail Restricted Delivery 9590 9402 5198 9122 1992 00 ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery 2. Article Number (Transfer from service lahel) nsured Mail nsured Mail Restricted Delivery over \$500)

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON I	DELIVERY
 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. 	A. Signature X B. Received by (Printed Name)	Agent Addressee C. Date of Delivery
1. Article Addressed to: TD 46929 AUGUST 2021 WARNING RURAL ROUTE ONE, LLC 3020 N FEDERAL HIGHWAY BLDG 8 FORT LAUDERDALE, FL 33306	D. Is delivery address different from if YES, enter delivery address in the second sec	n item 1? □ Yes pelow: □ No
9590 9402 5198 9122 1991 63 7020 1290 0001 6467 3103	3. Service Type Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail Restricted Delivery Collect on Delivery Insured Mail Insured Mail Restricted Delivery (over \$500)	Priority Mail Express® Registered Mail™ Registered Mail Restricte Delivery Return Receipt for Merchandise Signature Confirmation™ Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt

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COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION A. Signature □ Agent ■ Complete items 1, 2, and 3. ☐ Addressee ■ Print your name and address on the reverse ubbers C. Date of Delivery B. Received by (Printed Name) so that we can return the card to you. 06/2 Attach this card to the back of the mailpiece, Cond-19 608 ☐ Yes D. Is delivery address different from item 1? or on the front if space permits. □ No If YES, enter delivery address below: 1. Article Addressed to: TD 46929 AUGUST 2021 WARNING MAUREEN LUBBERS, REGISTERED AGENT O/B/O PLAZA 3000, INC. 3000 N FEDERAL HWY □ Priority Mail Express® □ Registered Mail™ □ Registered Mail Restricted Delivery □ Return Receipt for Merchandise □ Signature Confirmation™ □ Signature Confirmation Restricted Delivery FT LAUDERDALE, FL 33306 Service Type Service Type Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail Restricted Delivery 9590 9402 5198 9122 1992 31 ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery nsured Mail nsured Mail Restricted Delivery over \$500) 2. Article Number (Transfer from service label) 7020 2450 0001 8160 0561 Domestic Return Receipt

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

COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION A. Signature □ Agent ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse ☐ Addressee so that we can return the card to you. C. Date of Delivery B. Received by (Printed Name) Attach this card to the back of the mailpiece, or on the front if space permits. If YES, enter delivery address below: 1 Article Addressed to: TD 46929 AUGUST 2021 WARNING FIRST STATE BANK AND TRUST COMPANY 1005 EAST 23PD STREET Wicklow, 115 58025 Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Return Receipt for Merchandise Signature Confirmation™ Signature Confirmation Restricted Delivery Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail® 9590 9402 5198 9122 1992 17 Certified Mail Restricted Delivery Collect on Delivery Restricted Delivery Insured Mail Insured Mail Restricted Delivery (over \$500) O Article Mirmber (Transfer from contine label) 7020 2450 0001 8160 0547 Domestic Return Receipt

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

COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION A. Signa ■ Complete items 1, 2, and 3. ☐ Agent ■ Print your name and address on the reverse □ Addressee so that we can return the card to you. C. Date of Delivery Attach this card to the back of the mailpiece, or on the front if space permits. D. Is delivery address different from item 1? 1. Article Addressed to: If YES, enter delivery address below: □ No TD 46929 AUGUST 2021 WARNING GEORGE & MORAITIS, JR, REGISTERED AGENT O/E/O RURAL ROUTE ONE, LLC 915 MIDDLE RIVER DRIVE STE 506 FORT LAUDERDALE, FL 33304 Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Return Receipt for Merchandise Signature Confirmation™ Signature Confirmation Restricted Delivery 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery 9590 9402 5198 9122 1992 24 ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery O Adiala Nicoshan (Tourstander sured Mail sured Mail Restricted Delivery (over \$500) 7020 2450 0001 8160 0554

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
 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 46929 AUGUST 2021 WARNING PLAZA 3000, INC. 14 SENECA ROAD FT LAUDERDALE, FL 33308 	A. Signature X C- 19	
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TD 46929 AUGUST 2021 WARNING *PLAZA 3000 INC % MAUREEN LUBBERS 14 SENECA RD SEA RANCH LAKES, FL 33308-2303		
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7020 2450 0001 8160 0516	sured Mail sured Mail Restricted Delivery over \$500)	☐ Signature Confirmation Restricted Delivery
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COMPLETE THIS SECTION ON DELIVERY **SENDER: COMPLETE THIS SECTION** A. Signature ■ Complete items 1, 2, and 3. ☐ Agent Print your name and address on the reverse ☐ Addressee so that we can return the card to you. B. Received by (Printed Name) C. Date of Delivery Attach this card to the back of the mailpiece, 13/2 or on the front if space permits. 1. Article Addressed to: If YES, enter delivery address below: ☐ No **TD 46929 AUGUST 2021 WARNING** *RICE, ROBERT J & CAROLYN L 305 ± NE 42ND ST FORT LAUDERDALE, FL 33308-5803 3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted ☐ Delivery ☐ Return Receipt for Merchandise ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® 9590 9402 5198 9122 1991 87 ☐ Certified Mali Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery A Adiaha Number (Transfer from service label) ☐ Insured Mall 7020 2450 0001 8160 0523 ··· I Insured Mail Restricted Delivery (over \$500)

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