

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: 09/15/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/08/2021

CERTIFICATE # 2018-11081

ACCOUNT # 504011160240

ALTERNATE KEY # 415563

TAX DEED APPLICATION # 47718

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 2, Block 2, CARLAN MOBILE HOME PARK, according to the Plat thereof, as recorded in Plat Book 79, Page 36, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 13560 SW 7 PLACE, DAVIE FL 33325

OWNER OF RECORD ON CURRENT TAX ROLL:

13560 LAND TR

CARR INVESTMENT PROP INC TRS

1931 CORDOVA RD #306

FORT LAUDERDALE, FL 33316 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

13560 LAND TRUST,

Instrument: 113714584

CARR INVESTMENT PROPERTIES INC., AS TRUSTEE

521 SOUTH ANDREWS AVE #7

FORT LAUDERDALE, FL 33301 (Per Tax Deed)

CARR INVESTMENT PROPERTIES, INC.

1931 CORDOVA ROAD UNIT 306

FORT LAUDERDALE, FL 33316 (Per Sunbiz)

TIM QUINONES, ESQ., REGISTERED AGENT

O/B/O CARR INVESTMENT PROPERTIES, INC.

8461 LAKE WORTH ROAD SUITE 129

LAKE WORTH, FL 33467 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

THORNTON MELLON LLC

PO BOX 776918

CHICAGO, IL 60677-6918 (Tax Deed Applicant)

TOWN OF DAVIE
ATTN: TOWN CLERK
6591 S.W. 45TH STREET
DAVIE, FL 33314-3399 (Per Lien)

OR: 34043, Page: 505

TOWN OF DAVIE
(Per Liens. No address found on documents.)

Instrument: 113256235
Instrument: 113745543

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5040 11 16 0240

CURRENT ASSESSED VALUE: \$103,840

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: Yes

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Letters of Administration

OR: 15541, Page: 795

Death Certificate
(Best image available)

OR: 16519, Page: 308

Personal Representative's Deed

OR: 18108, Page: 551

Affidavit

OR: 30952, Page: 1247

Warranty Deed

OR: 30952, Page: 1249

Warranty Deed

OR: 30952, Page: 1252

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.

Kim Pickett

Title Examiner



Site Address	13560 SW 7 PLACE, DAVIE FL 33325	ID #	5040 11 16 0240
Property Owner	13560 LAND TR CARR INVESTMENT PROP INC TRS	Millage	2412
Mailing Address	1931 CORDOVA RD #306 FORT LAUDERDALE FL 33316	Use	02
Abbr Legal Description	CARLAN MOBILE HOME PARK 79 36 B LOT 2 BLK 2		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$12,780	\$91,060	\$103,840	\$50,580	
2019	\$12,780	\$33,210	\$45,990	\$45,990	\$1,373 30
2018	\$12,780	\$17,000	\$29,780	\$29,780	\$1,025 94

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$103,840	\$103,840	\$103,840	\$103,840
Portability	0	0	0	0
Assessed/SOH	\$50,580	\$103,840	\$50,580	\$50,580
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	\$50,580	\$103,840	\$50,580	\$50,580

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/19/2016	TXD-D	\$20,600	113714584	\$3.55	3,600	SF
10/16/2000	WD	\$31,000	30952 / 1252			
10/12/2000	WD	\$22,500	30952 / 1249			
12/1/1990	PRD	\$6,300	18108 / 551			
Adj. Bldg. S.F. (Card, Sketch)						1215
Units						1
Eff./Act. Year Built: 2019/2018						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24	D		B					
R	1		B					
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47718

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of January 2022, 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:

TOWN OF DAVIE 6591 ORANGE DR DAVIE, FL 33314	13560 LAND TR 13560 SW 7 PL DAVIE, FL 33325	CARR INVESTMENT PROP INC TRS 13560 SW 7 PLACE DAVIE, FL 33325	13560 LAND TR 1931 CORDOVA RD #306 FORT LAUDERDALE, FL 33316
CARR INVESTMENT PROPERTIES, INC. TRS 1931 CORDOVA ROAD UNIT 306 FORT LAUDERDALE, FL 33316	13560 LAND TRUST, CARR INVESTMENT PROPERTIES INC., AS TRUSTEE 521 SOUTH ANDREWS AVE #7 FORT LAUDERDALE, FL 33301	TIM QUINONES, ESQ., REGISTERED AGENT O/B/O CARR INVESTMENT PROPERTIES, INC. 8461 LAKE WORTH ROAD SUITE 129 LAKE WORTH, FL 33467	TOWN OF DAVIE ATTN: TOWN CLERK 6591 S.W. 45TH STREET DAVIE, FL 33314-3399
*PRIETO, EMILIO 3617 E FORGE RD #27 DAVIE, FL 33328	*VELASQUEZ, JULIO SAMAME, ELENA 1303 SW 120 WAY DAVIE, FL 33325	*INVESTOR GROUP & LAND TR SORENSEN, JOHNNY FENGER TRS 5079 N DIXIE HWY #328 OAKLAND PARK, FL 33334	

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 3rd day of January 2022 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

1

Broward County, Florida

INSTR # 117709523
Recorded 11/03/21 at 11:36 AM
Broward County Commission
1 Page(s)
#7

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47718

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: 504011-16-0240
Certificate Number: 11081
Date of Issuance: 05/23/2019
Certificate Holder: THORNTON MELLON LLC
Description of Property: CARLAN MOBILE HOME PARK 79-36 B
LOT 2 BLK 2

Name in which assessed: 13560 LAND TRCARR INVESTMENT PROP INC TRS
Legal Titleholders: 13560 LAND TR
CARR INVESTMENT PROP INC TRS
1931 CORDOVA RD #306
FORT LAUDERDALE, FL 33316

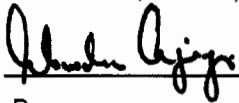
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of February, 2022. 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.deedauktion.net
**Pre-registration is required to bid.*

Dated this 1st day of November, 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: 01/13/2022, 01/20/2022, 01/27/2022 & 02/03/2022
Minimum Bid: 7951.63

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47718

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: 504011-16-0240
Certificate Number: 11081
Date of Issuance: 05/23/2019
Certificate Holder: THORNTON MELLON LLC
Description of Property: CARLAN MOBILE HOME PARK 79-36 B
LOT 2 BLK 2

Name in which assessed: 13560 LAND TRCARR INVESTMENT PROP INC TRS
Legal Titleholders: 13560 LAND TR
CARR INVESTMENT PROP INC TRS
1931 CORDOVA RD #306
FORT LAUDERDALE, FL 33316

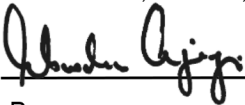
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of February, 2022. 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 12th day of November, 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: 01/13/2022, 01/20/2022, 01/27/2022 & 02/03/2022
Minimum Bid: 8343.63

BROWARD

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

47718
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 11081

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

01/13/2022 01/20/2022 01/27/2022 02/03/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

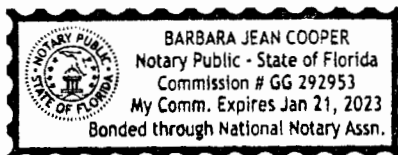
Scherrie A Thomas

Sworn to and subscribed before me this
3 day of FEBRUARY, A.D. 2022

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 47718**

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: 504011-16-0240

Certificate Number: 11081

Date of Issuance: 05/23/2019

Certificate Holder:

THORNTON MELLON LLC

Description of Property:

CARLAN MOBILE HOME PARK

79-36 B

LOT 2 BLK 2

Name in which assessed:

13560 LAND TR CARR INVEST-
MENT PROP INC TRS

Legal Titleholders:

13560 LAND TR

CARR INVESTMENT PROP INC TRS

1931 CORDOVA RD #306

FORT LAUDERDALE, FL 33316

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 16th day of February, 2022. 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 12th day of November, 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: 8343.63

401-314

1/13-20-27 2/3 22-08/0000572828B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22000420

Broward County, FL VS 13560 Land Tr and/or Carr Investment Prop Inc Trs

RETURN OF SERVICE

Court Case # TD 47718

Hearing Date: 02/16/2022

Received by CCN 10451

01/05/2022 8:01 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **13560 Land Tr and/or Carr Investment Prop Inc Trs** **13560 SW 7 Place Davie FL 33325**

Served:



Not Served:

Broward County Revenue-Delinquent Tax Section

115 S. Andrews Ave.

Room A-100

Fort Lauderdale FL 33301

Date: 01/07/2022 Time: 12:07 PM

On 13560 Land Tr and/or Carr Investment Prop Inc Trs in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

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

COMMENTS: Posted Tax Notice

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. Perko-McPartland, #10451**RECEIPT INFORMATION**

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

EXECUTION COSTS**DEMAND/LEVY INFORMATION**

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 # 504011-16-0240 (TD #47718)

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by January 31, 2022\$6,210.98

Or

* Amount due if paid by February 15, 2022\$6,287.80

*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 February 16, 2022 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

**13560 LAND TR AND/OR
CARR INVESTMENT PROP INC TRS
13560 SW 7 PL
DAVIE, FL 33325**

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

RECEIVED SHERIFF
2022 JAN -4 AM 10:44
BROWARD COUNTY, FLORIDA

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22000420

Broward County, FL VS 13560 Land Tr and/or Carr Investment Prop Inc Trs

RETURN OF SERVICE

Court Case # TD 47718

Hearing Date: 02/16/2022

Received by CCN 15851

01/05/2022 9:19 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **13560 Land Tr and/or Carr Investment Prop Inc Trs 1931 Cordova Road #306 Fort Lauderdale FL 33316**

Served:



Not Served:



Broward County Revenue-Delinquent Tax Section

115 S. Andrews Ave.

Room A-100

Fort Lauderdale FL 33301

Date: 01/05/2022 Time: 12:15 PM

On 13560 Land Tr and/or Carr Investment Prop Inc Trs in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

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

/

COMMENTS: Posted to active P.O. Box at location.

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.

A. Moten, #15851**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 # 504011-16-0240 (TD # 47718)

WARNING

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

ORIGINAL DOCUMENT

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**13560 LAND TR AND/OR
CARR INVESTMENT PROP INC TRS
1931 CORDOVA RD #306
FORT LAUDERDALE, FL 33316**

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

RECEIVED SHERIFF
2022 JAN -4
10:10
BROWARD COUNTY
FLORIDA



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

Detail by Entity Name

Florida Profit Corporation

CARR INVESTMENT PROPERTIES, INC.

Filing Information

Document Number	P02000022630
FEI/EIN Number	75-3060333
Date Filed	02/25/2002
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/20/2013
Event Effective Date	05/23/2013

Principal Address

1931 CORDOVA ROAD
UNIT 306
FORT LAUDERDALE, FL 33316

Changed: 07/23/2018

Mailing Address

1931 Cordova Road
Unit 306
FORT LAUDERDALE, FL 33316

Changed: 04/21/2017

Registered Agent Name & Address

QuiNones, Tim, Esq.
8461 Lake Worth Road
Suite 129
Lake Worth, FL 33467

Name Changed: 04/28/2016

Address Changed: 04/28/2016

Officer/Director Detail

Name & Address

Title DP

ONESCHUK, JAYSON R
1931 Cordova Road
Unit 306
FT LAUDERDALE, FL 33316

Title VP

CREWSS, SHARON
2744 East Commercial Boulevard
FT. LAUDERDALE, FL 33308

Annual Reports

Report Year	Filed Date
2019	04/26/2019
2020	06/17/2020
2021	04/28/2021

Document Images

04/28/2021 -- ANNUAL REPORT	View image in PDF format
06/17/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
04/21/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
04/23/2014 -- ANNUAL REPORT	View image in PDF format
04/27/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
05/01/2010 -- ANNUAL REPORT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/27/2006 -- ANNUAL REPORT	View image in PDF format
10/19/2005 -- REINSTATEMENT	View image in PDF format
03/23/2004 -- ANNUAL REPORT	View image in PDF format
08/18/2003 -- ANNUAL REPORT	View image in PDF format
02/25/2002 -- Domestic Profit	View image in PDF format

RETURN TO:
LAW OFFICES OF
ANTHONY M. LIVOTI JR.
805 E. BROWARD BLVD. # 200
FT. LAUDERDALE, FL 33301

91040279

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 31st day of December, 1990 between CAROLINE STAHL as Personal Representative of the Estate of HENRY STAHL, deceased, party of the first part, and EMMA DALY, A SINGLE WOMAN, of 13560 S.W. 7TH PLACE, DAVIE, FL 33325.

WITNESSETH

WHEREAS, the said HENRY STAHL departed this life in HOLLYWOOD, FLORIDA on [REDACTED] leaving a Last Will and Testament wherein the party of the first part was named Personal Representative therein and

WHEREAS, said Last Will and Testament has been fully admitted to Probate and Letters Testamentary were duly issued on JUNE 17, 1988 by the Circuit Judge of County, Florida and

WHEREAS, the said CAROLINE STAHL is the duly qualified Personal Representative of the Estate of HENRY STAHL, deceased and under the terms and provisions of said Last Will and Testament the said CAROLINE STAHL is duly empowered to sell and dispose of the real estate belonging to the deceased at the time of his/her death.

NOW THEREFORE, the said party of the first part, by virtue of the power and authority to him/her given in and by the terms and provisions of the said Last Will and Testament of HENRY STAHL and in consideration of the sum of Ten Dollars and other valuable consideration, does hereby grant, bargain, sell and convey unto the party of the second part and their assigns and heirs forever all that certain parcel of land lying and being in the County of and State of Florida, more particularly described as follows:

Lot 2, Block 2, CARLAN MOBILE HOME PARK, according to the Plat thereof, as recorded in Plat Book 79, Page 36, of the Public Records of Broward County, Florida.

Grantee S.S. No.: [REDACTED]

Parcel I.D. No.: 13560 S.W. 7 Pl. Davie, FL 33325

SUBJECT TO reservations, restrictions and easements of record and taxes for the year 1991 and subsequent years.

TO HAVE AND TO HOLD the same together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, which the said decedent had at the time of his/her death to the party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and seal on the day and year first above written.

34.65 has been Paid
in Broward County for Documentary
Stamp Tax as required by law
Margaret Hester Deputy

John M. Mawich
Diana Jacobson

Caroline Stahl (SEAL)
CAROLINE STAHL

____ (SEAL)

STATE OF FLORIDA)
COUNTY OF BROWARD)

PERSONALLY APPEARED before me, the undersigned authority duly authorized to take acknowledgements, CAROLINE STAHL, Personal Representative of the Estate of HENRY STAHL, deceased, who acknowledged that he/she executed the foregoing Personal Representative's Deed for the purposes therein expressed.

SWORN TO AND SUBSCRIBED before me this 31st day of December, 1990.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB. 4, 1992
BONDED THRU GENERAL INS. UND.

John M. Mawich
Notary Public
State of FLORIDA at Large.

Prepared By:

GLENN R. MEE, P.A., 517 S.W. First Avenue, Ft. Lauderdale, FL 33301

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

JAN 31 9 04 AM '91

BK 8108 PG 0551

500
100
100
100

INSTR # 100606984
OR BK 30952 PG 1249
RECORDED 10/20/2000 04:45 PM
COMMISSION
BROWARD COUNTY
DOC STEP-D 157.30
DEPUTY CLERK 1915

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Ellen Kracoff, Esq.
LEWIS & KRACOFF, P.A.
8220 State Road 84, Suite 302
Davie, FL 33324

Property Appraisers Parcel Identification (Folio) Numbers:
10011-16-02400
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 12 day of OCTOBER, 2000 by Emma W. Lueck f/k/a Emma Daly, a married woman, herein called the grantor, to Leonard E. Weiss, a married man whose post office address is 8616 State Road 84, Davie, FL 33324, 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 2, Block 2, CARLAN MOBILE HOME PARK, according to the Plat thereof, as recorded in Plat Book 79, Page 36, of the Public Records of Broward County, Florida.

ALSO BEING CONVEYED THAT CERTAIN MOBILE HOME LOCATED THEREON IDENTIFIED AS 1973 MERC #0361878H IN ITS "AS-IS" CONDITION.

THIS PROPERTY IS NOT THE HOMESTEAD OR MARITAL RESIDENCE OF GRANTOR NOR IS IT CONTIGUOUS TO THE HOMESTEAD OR MARITAL RESIDENCE OF GRANTOR WHO RESIDES WITH SPOUSE AT ADDRESS GIVEN BELOW.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

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 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, 1999.

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:

Barbie Zide

Witness #1 Signature

Barbie Zide

Witness #1 Printed Name

John G. Tarkowski

Witness #2 Signature

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 12 day of OCTOBER by Emma W. Lueck f/k/a Emma Daly, a married woman who is personally known to me or has produced _____ as identification.

SEAL

My Commission Expires:
Feb 20, 2001



BARBIE ZIDE
Notary Public, State of Florida
My Comm. expires Mar. 20, 2001
Comm. No. EC 631720

Barbie Zide
Notary Signature
Barbie Zide
Printed Notary Signature

8390 Boggs Dr Campo Blvd # 306
Tamarac, FL 33321

Providence Title Insurance Corp.
8220 State Rd. 84 Suite 302
Davie, FL 33324

THIS INSTRUMENT PREPARED BY AND RETURN TO:
ELLEN KRACOFF, ESQ.
LEWIS & KRACOFF, P.A.
8220 State Road 84, Suite 302
Davie, FL 33324

INSTR # 100606986
OR BK 30952 PG 1252
RECORDED 10/20/2000 04:45 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 217.00
DEPUTY CLERK 1915

Property Appraisers Parcel Identification (Folio) Numbers:
10011-16-02400
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 16th day of Oct A.D. 2000 by **Leonard E. Weiss, a married man**, herein called the grantor, to **Antonio B. Pecoraro, Jr., a single man** whose post office address is **13560 S.W. 7 Place, Davie, FL 33325**, 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 2, Block 2, CARLAN MOBILE HOME PARK, according to the Plat thereof, as recorded in Plat Book 79, Page 36, of the Public Records of Broward County, Florida. ALSO BEING CONVEYED THAT CERTAIN MOBILE HOME LOCATED THEREON IDENTIFIED AS 1973 MERC #0361878H.

THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD OR MARITAL RESIDENCE OR CONTIGUOUS TO THE HOMESTEAD OR MARITAL RESIDENCE OF GRANTOR WHO RESIDES WITH SPOUSE AT ADDRESS GIVEN BELOW.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

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 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, 1999.

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:

Leonard E. Weiss
Witness #1 Signature

Mary C. Gonzalez
Witness #1 Printed Name

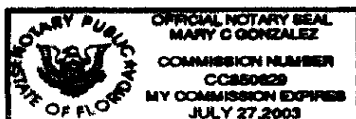
Mary C. Gonzalez
Witness #2 Signature

Mary C. Gonzalez
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 16th day of Oct 2000 by **Leonard E. Weiss, a married man** who is personally known to me or has produced proper identification.

SEAL



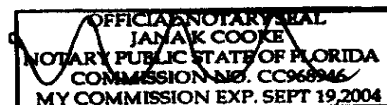
My Commission Expires:

File # 00224M

Leonard E. Weiss L.S.
Leonard E. Weiss
9955 Ridge Trace, Davie, FL 33328

Mary C. Gonzalez
Notary Signature

Printed Notary Signature



Tax Deed # 34776
Property Identification No. 504011-16-0240

DR-506
R.01/95

Tax Deed

County of Broward

State of Florida

The following Tax Sale Certificate Numbered **16107** issued on **June 1, 2012** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the **18th** day of **May, 2016**, offered for sale as required by law for cash to the highest bidder and was sold to:

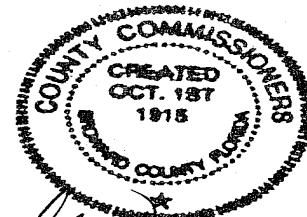
13560 LAND TRUST, CARR INVESTMENT PROPERTIES INC. AS TRUSTEE, WITH FULL POWER AND AUTHORITY TO PROTECT, CONSERVE AND TO SELL, OR TO LEASE, OR TO ENCUMBER OR OTHERWISE TO MANAGE AND DISPOSE OF THE HEREINAFTER DESCRIBED PROPERTY IN ACCORDANCE WITH SECTION 689.071, FLORIDA STATUTES

whose address is: 521 SOUTH ANDREWS AVE #7 FORT LAUDERDALE, FL 33301 being the highest bidder and having paid the sum of his bid as required by the laws of Florida.

Now on this **19th** day of **May, 2016** in the County of Broward, State of Florida in consideration of the sum of **(\$20,600.00) Twenty Thousand Six Hundred Dollars**, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

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

LOT 2, BLOCK 2, CARLAN MOBILE HOME PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

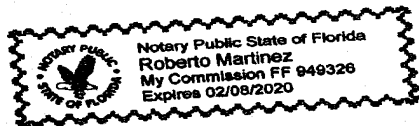


Witness:

(Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator
State of Florida
County of Broward

On this **19th** day of **May, 2016**, before me **Roberto Martinez** personally appeared **Bertha Henry**, County Administrator, by **Rebecca Leder**, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposed therein mentioned.

Witness my hand and office seal date aforesaid.



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

NOTICE OF APPLICATION FOR TAX DEED NUMBER 34776

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: 504011-16-0240
Certificate Number: 16107
Date of Issuance: 06/01/2012
Certificate Holder: TTLREO 2, LLC
Description of Property: CARLAN MOBILE HOME PARK 79-36 B
LOT 2 BLK 2

Name in which assessed: PECORARO, ANTONIO B JR
Legal Titleholders: PECORARO, ANTONIO B JR
3410 NW 85 WAY #306
LAUDERHILL, FL 33351

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 May, 2016. 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:

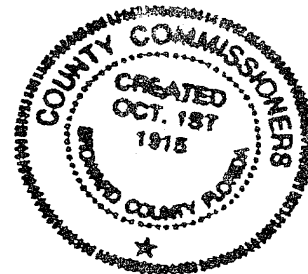
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 14th day of April, 2016.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: _____

Dana F. Buker
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 04/14/2016, 04/21/2016, 04/28/2016 & 05/05/2016
Minimum Bid: 8305.77

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 34776

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of April 2016, 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:

TOWN OF DAVIE 6591 ORANGE DR DAVIE, FL 33314	PECORARO, ANTONIO B JR 13560 SW 7 PLACE DAVIE, FL 33325	PECORARO, ANTONIO B JR 3410 NW 85 WAY #306 LAUDERHILL, FL 33351
BEAR ESTATES LLC %PATRICIA MERLINI 13570 SW 7 PL DAVIE, FL 33325	MCKNIGHT, LEESA H/E MCKNIGHT, ROBERT 13561 SW 8 ST DAVIE, FL 33325-3736	PRIETO, EMILIO 13550 SW 7 PL DAVIE, FL 33325
HURLEY, JASON 3500 S.W. 121 AVENUE DAVIE, FL 33330-1629	FIRST UNION NATIONAL BANK PO BOX 45092 JACKSONVILLE, FL 32232-5092	HOUSEHOLD FINANCE CORPORATION III 668 N. UNIVERSITY DR PEMBROKE COMMONS PEMBROKE PINES, FL 33024
CAPTIAL ONE BANK 6852 JERICHO TURNPIKE, STE 190 SYOSSET, NY 11791	PORTFOLIO RECOVERY ASSOCIATES, LLC 140 CORPORATE BLVD., STE 100 NORFOLK, VA 23502	RIVERSIDE NATIONAL BANK OF FLORIDA ATTN: RECOVERY DEPARTMENT PO BOX 370 FT PIERCE, FL 34954
TOWN OF DAVIE C/O KATZ, BARRON, SQUITERO & FAUST, P.A. 100 NE 3 RD AVE, STE 280 FT LAUDERDALE, FL 33301	CAPITAL ONE BANK C/O ERSKINE & FLEISHER 1351 SAWGRASS CORP PKWY, STE 100 SUNRISE, FL 33323-2831	PORTFOLIO RECOVERY ASSOCIATES, LLC C/O HAYT, HAYT & LANDAU 7765 SW 87 AVE, STE 101 MIAMI, FL 33173

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

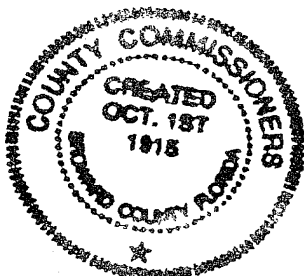
BROWARD COUNTY CODE ENFORCEMENT PERMITTING LICENSING & PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT ATTN: GORDON MILLER GCW - 1 NORTH UNIVERSITY DR, MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION, RIGHT OF WAY SECTION ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER ATTN: RACHEL FLEURY-CHARLES 2555 W. COPANS RD POMPANO BEACH, FL 33069	BROWARD COUNTY PUBLIC WORKS DEPT REAL PROPERTY SECTION ATTN: MARIE HAMMOND 115 S ANDREWS AVE, ROOM 326 FORT LAUDERDALE FL 33301	BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of April 2016 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 Rebecca Leder

401-316 Revised 05/13

5

THE TOWN OF DAVIE,
Broward County, Florida,
a Florida Municipal Corporation,

TOWN OF DAVIE
CODE COMPLIANCE
SPECIAL MAGISTRATE

CASE NO.16-014932
FORMERLY CASE NO 2013-1135

Petitioner,

Vs.

ANTONIO B. PECORARO, JR.,

Respondent.

ORDER IMPOSING
MUNICIPAL CODE COMPLIANCE LIEN
AND ADMINISTRATIVE FINE

THIS MATTER, having come before the TOWN OF DAVIE, SPECIAL MAGISTRATE on the 3rd day of May, 2016, on the Motion of the Town Code Compliance officer, pursuant to notice, to impose sanctions for non-compliance against said Respondent, ANTONIO B. PECORARO, JR, for failure to abate the nuisance at the property located at 13560 S. W. 7th Place, within the municipal limits of the Town of Davie. The Special Magistrate having heard the testimony of the Town Code Compliance Officer and the witnesses and having reviewed its file in the matter, finds as follows:

1. That Respondent has violated Sections 9-51(b), 9-2 and 12-33(U) of the Davie Town Code at the property located at the above address, within the Town of Davie. These violations continued to exist for twenty-one (21) days after the date set for compliance in the Special Magistrate's Order rendered on the 23rd day of April, 2014, to-wit; from the 12th day of April, 2016 through the 3rd day of May, 2016.
2. That based upon the foregoing analysis, the Respondent, ANTONIO B. PECORARO, JR. shall be fined the sum of \$100.00 per day that each of the three (3) violations existed, uncorrected for twenty-one (21) days for the total sum of for SIX THOUSAND THREE HUNDRED and 00/100 (\$6,300.000) DOLLARS.

2

It is thereupon **ORDERED** as follows:

1. The Town of Davie Attorney is hereby directed to file and record this Order among the Public Records of Broward County, Florida which shall constitute a lien against the following described real and personal property of Respondent, ANTONIO B. PECORARO, JR in the amount of SIX THOUSAND THREE HUNDRED and 00/100 (\$6,300.000) DOLLARS as provided in Section 162.09, Florida Statutes and to proceed with the enforcement and collection of same as provided by law.

2. The Special Magistrate assesses a cost recovery fine in the amount of \$500.00 to cover the costs incurred by the Town in the prosecution of this matter. Said amount is due within thirty (30) days from the date of this Order, and if not paid, may constitute a lien against any real or personal property of Respondent. In the event that said fine is not paid within the time allotted for payment, the Town Clerk of the Town of Davie is hereby directed to file and record this Order among the Public Records of Broward County, Florida, which shall constitute a lien against any real or personal property of Respondents, in the amount of FIVE HUNDRED AND 00/100 (\$500.00) DOLLARS as provided in section 162.09, Florida Statutes, and to proceed with the enforcement and collection of same as provided by law against the following described real property, to-wit:

CARLAN MOBILE HOME PARK 79-36B LOT 2 BLK 2

a/k/a 13560 SW 7th Place, Town of Davie, Florida

Folio: 50-40-11-16-0240

3. That due to the uninhabitable, unhealthy condition of the manufactured housing located on the property, the Town of Davie is authorized and permitted to demolish and remove the derelict mobile home from the property.

DONE AND ORDERED in Davie, Broward County, Florida, this 4th day of May, 2016.

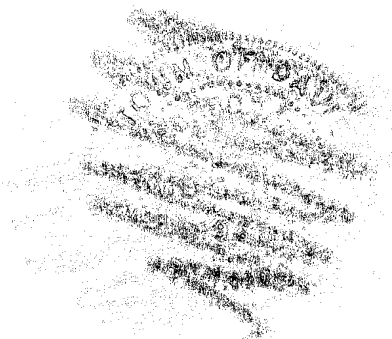
TOWN OF DAVIE

BY:



Richard E. Conner, Esquire
Special Magistrate

Copies furnished:
ANTONIO B. PECORARO, JR.
(Certified Mail)
Town Attorney
Clerk, Code Enforcement
Town Prosecutor
Code Inspector



14

THE TOWN OF DAVIE,
Broward County, Florida,
a Florida Municipal Corporation,

TOWN OF DAVIE
CODE COMPLIANCE
SPECIAL MAGISTRATE

CASE NO. 2013-1135

Petitioner,

Vs.

FOLIO #5040 11 16 0240

ANTONIO B. PECORARO, JR.,

Respondent.

FINAL ORDER
WITH COST RECOVERY FEE

THIS MATTER having come before the TOWN OF DAVIE, SPECIAL MAGISTRATE, for Final Hearing, pursuant to notice, on the 22nd day of April, 2014 and the Special Magistrate having heard the statement of the Town Code Compliance Officer, and having reviewed the Town File in the matter and being otherwise fully advised in the premises, finds and orders as follows:

1. Upon testimony heard and the evidence received, it appears that Respondent, ANTONIO B. PECORARO, JR. has allowed the property to become overgrown with vegetation including but not limited to weeds, vines, bushes, hedge and high grass and has allowed an accumulation of trash, waste materials, garbage and yard trash including trees and tree branches. The Special Magistrate finds that all of the foregoing violations have contributed to the general condition and appearance of the property and created a neighborhood nuisance/eyesore condition which is detrimental to the health, morals, comfort, safety, convenience and welfare of inhabitants in the town on the property at 13560 S. W. 7th Place, within the Town of Davie, Broward County, Florida. As result, the Special Magistrate finds that Respondent has violated sections 9-51(b), 9-2 and 12-33(U) of the Davie Town Code, which violations continued to exist at the time of the final hearing.

2. The Respondent, ANTONIO B. PECORARO, JR. shall within forty eight (48) hours secure all windows and doors on the structure to prevent access by trespassers and within fourteen (14) days comply with code sections 9-51(b), 9-2 and 12-33(U) by correcting the three code violations on the property including the repair or replacement of the damaged skirting on the mobile home. After compliance Respondent shall remain in compliance with said sections. Failure to do so shall be considered a violation of this Order and the matter will then be set for hearing before the Special Magistrate to consider the assessment of an administrative fine of up to \$1,000.00 per day per violation and up to \$5,000.00 per day for repeat violations, with the imposition of a lien as provided by Section 162.09, Florida Statutes for each day each such violation shall occur after the date set for compliance hereinabove.

3. After the time set for compliance, the Code Compliance Officer of the Town of Davie is hereby directed to make an inspection of the property and thereafter make periodic inspection of the subject property to ensure continued compliance herewith and to promptly report his findings regarding such inspection(s) to the Special Magistrate.

4. In the event that the Code Compliance Officer shall report to the Special Magistrate that the Respondent has failed to comply with this Special Magistrate's Order as set forth herein, the Special Magistrate shall then consider the matter of an administrative fine and lien as set forth in section 162.09, Florida Statutes, and the Special Magistrate retains jurisdiction over this matter for such purpose.

5. The Special Magistrate assesses a cost recovery fine in the amount of \$350.00 to cover the costs incurred by the Town in the prosecution of this matter. Said amount is due within thirty (30) days from the date of this Order, and if not paid, may constitute a lien against any real or personal property of Respondent. In the event that said fine is not paid within the time allotted for payment, the Town Clerk of the Town of Davie is hereby directed to file and record this Order among the Public Records of Broward County,

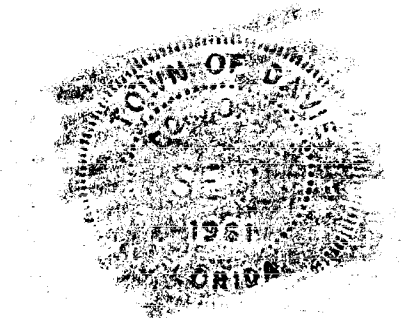
Florida, which shall constitute a lien against any real or personal property of Respondent, in the amount of THREE HUNDRED FIFTY AND 00/100 (\$350.00) DOLLARS as provided in section 162.09, Florida Statutes, and to proceed with the enforcement and collection of same as provided by law.

DONE AND ORDERED in Davie, Broward County, Florida this 23rd day of April, 2014.

TOWN OF DAVIE

BY: 
Richard E. Conner, Esquire
Special Magistrate

Copies furnished:
ANTONIO B. PECORARO, JR.
(Certified Mail)
Clerk, Special Magistrate Hearing
Town Prosecutor
Code Inspector



88246585

IN RE: ESTATE OF

HENRY STAHL

Deceased

IN THE CIRCUIT COURT FOR

Broward COUNTY, FLORIDA

PROBATE DIVISION

File Number 88-4052

Division WM. CLAYTON JOHNSON

LETTERS OF ADMINISTRATION
(Single Personal Representative)

FILED FOR RECORD
CLERK, CIRCUIT COURT
BROWARD COUNTY, FL
1988 JUN 20 PM 2:46

TO ALL WHOM IT MAY CONCERN

WHEREAS, Henry Stahl
a resident of Broward County, Florida
died on [REDACTED], owning assets in the State of Florida, and

WHEREAS, Caroline Stahl
has been appointed personal representative of the estate of the decedent and has performed all acts
prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare

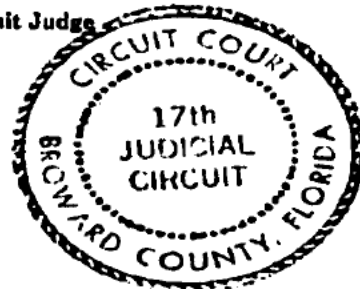
Caroline Stahl
to be duly qualified under the laws of the State of Florida to act as personal representative of the estate
of Henry Stahl, deceased,
with full power to administer the estate according to law; to ask, demand, sue for, recover and receive
the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will
permit and the law directs; and to make distribution of the estate according to law.

WITNESS my hand and the seal of this court this 17 day of JUNE, 19 88.

THIS ESTATE MUST BE
CLOSED WITHIN 24 MONTHS.

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

Circuit Judge



98 JUN 22 AM 11:53

BK1554163795

Upon entry to a safe deposit box, an inventory of the contents must be made in the presence of a bank officer, witnessed, and filed with the court.

INSTR # 100606983
OR BK 30952 PG 1247
RECORDED 10/20/2000 04:45 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1915

This instrument was prepared by:

ELLEN KRACOFF, ESQ.
8220 State Road 84, Suite 302
Davie, FL 33324

AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared EMMA W. LUECK F/K/A EMMA W. LUCIANO, F/K/A EMMA DALY, who after being by me first duly sworn, on oath deposes and says:

1. That Affiant is the owner of the following described property:

Lot 2, Block 2, CARLAN MOBILE HOME PARK, according to the Plat thereof, as recorded in Plat Book 79, Page 36, of the Public Records of Broward County, Florida.

2. That Affiant was a single woman, known as EMMA DALY, when she acquired title to subject property by virtue of that certain Warranty Deed dated December 31, 1991, and recorded in O.R. Book 18108, Page 552, of the Public Records of Broward County, Florida.

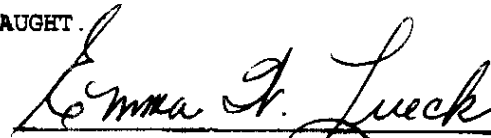
3. That Affiant subsequently married and changed her name to EMMA W. LUCIANO.

4. That Affiant's former spouse is deceased, and she has remarried and now is known as EMMA W. LUECKE.

5. That the purpose of this Affidavit is to induce ATTORNEYS' TITLE INSURANCE FUND, INC. to insure title to said property.

6. That your Affiant is familiar with the nature of an oath; and with the penalties provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature.

FURTHER YOUR AFFIANT SAYETH NAUGHT.


EMMA W. LUECK F/K/A EMMA W. LUCIANO
F/K/A EMMA DALY

Returned to:
Providence Title Insurance Corp.
8220 State Rd. 84 Suite 302
Davie, FL 33324
10/22/00

COUNTY OF BROWARD
STATE OF FLORIDA

The foregoing instrument was acknowledged before me, this 12th day of October, 2000, by EMMA W. LUECK F/K/A EMMA W. LUCIANO F/K/A EMMA DALY, who is(are) personally known to me or who has(ve) produced _____ as identification and who did take an oath.

Barbie Zide
signature

Notary Public, Commission No. _____

Name of Notary typed, printed or

stamped

Commission Expires

This instrument was prepared by:

ELLEN KRACOFF, ESQ.
8220 State Road 84, Suite 302
Davie, FL 33324



BARBIE ZIDE
Notary Public, State of Florida
My Comm. expires Mar. 20, 2001
Comm. No. CC 831720

4

RETURN TO:

TOWN OF DAVIE
ATTN: TOWN CLERK
6591 S.W. 45TH STREET
DAVIE, FL 33314-3399

THIS INSTRUMENT PREPARED BY:

ALAN L. GABRIEL, ESQ.
KATZ, BARRON, SQUITERO & FAUST, P.A.
100 NE Third Avenue, Suite 280
Fort Lauderdale, Florida 33301

THE TOWN OF DAVIE, Broward
County, Florida, A Florida
Municipal corporation,

Petitioner,

v.

ANTONIO B. PECORARO, JR.,

Respondents.

_____ /

TOWN OF DAVIE
CODE ENFORCEMENT
SPECIAL MASTER

CASE NO. 02-423

ORDER IMPOSING
MUNICIPAL CODE ENFORCEMENT LIEN
AND ADMINISTRATIVE FINE

THIS MATTER, having come before the TOWN OF DAVIE, SPECIAL MASTER on the 22nd day of October, 2002, on the Motion of the Town Code Enforcement officer, pursuant to notice, to impose sanctions against said Respondents, ANTONIO B. PECORARO, JR., for failure to comply with the Final Order of the Special Master in this matter, pursuant to the authority of section 162.09, Florida Statutes, and the Special Master having heard the testimony of the Town Code Enforcement Officer, the witnesses and having reviewed its file in the matter, finds as follows:

A. That Respondents have violated section(s) 11-17, 12-33(T), and 9-51(a) of the Davie Town Code, contrary to the terms of the Final Order entered in the above styled matter on March 20, 2002.

B. The aforesaid violation of the aforementioned section(s) of the Davie Town Code are a violation of the aforesaid Final Order, which has been served upon Respondents.

C. Since the date heretofore set for compliance by the aforesaid Final Order, Respondents have failed to comply therewith in the following respects:

- i. For seventy-three (73) days prior to the date of this meeting the aforesaid violation of Section(s) 11-17, 12-33(T), and 9-51(a) of the Davie Town Code continued to exist uncorrected and unabated.

D. Respondents have accordingly violated the Final Order of the Special Master as detailed above, and the said violations shall be punished by fine of \$50.00 for each day each such violation continued to exist after the date set for compliance, the same being seventy-three (73) days, for a total administrative penalty of TEN THOUSAND NINE HUNDRED FIFTY AND 00/100THS (\$10,950.00) DOLLARS.

It is thereupon **ORDERED** as follows:

1. Respondents shall be fined the sum of \$50.00 for each day of each violation of the Special Master's Final Order in this matter as aforesaid, for a total administrative penalty of TEN THOUSAND NINE HUNDRED FIFTY AND 00/100THS (\$10,950.00) DOLLARS as set forth above.

2. The Town of Davie Attorney is hereby directed to file and record this Order among the Public Records of Broward County, Florida which shall constitute a lien against any personal property of Respondents, and the following described real property of Respondents in the amount of TEN THOUSAND NINE HUNDRED FIFTY AND 00/100THS (\$10,950.00) DOLLARS as provided in section 162.09, Florida Statutes, and to proceed with the enforcement and collection of same as provided by law, to wit:

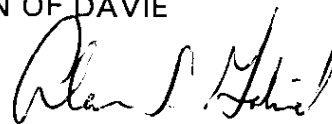
13560 SW 7th Place, Davie, Florida a/k/a

CARLAN MOBILE HOME PARK 79-36 B LOT 2 BLK 2

DONE AND ORDERED in Davie, Broward County, Florida, this 24th day of October, 2002.

TOWN OF DAVIE

BY:



ALAN L. GABRIEL, ESQUIRE
SPECIAL MASTER

Copies furnished:
ANTONIO B. PECORARO, JR.
(CERTIFIED MAIL)
Clerk, Code Enforcement
Town Prosecutor
Code Inspector

TOD/02-423.F1

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

DATE: January 3rd, 2022

PROPERTY ID # 504011-16-0240 (TD # 47718)

WARNING

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

13560 LAND TR
1931 CORDOVA RD #306
FORT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 13560 SW 7 PLACE, DAVIE, FL 33325 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 January 31, 2022\$6,210.98

Or

* Estimated Amount due if paid by February 15, 2022\$6,287.80

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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DAVIE, FL 33325

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13560 LAND TRUST, CARR INVESTMENT PROPERTIES INC., AS TRUSTEE
521 SOUTH ANDREWS AVE #7
FORT LAUDERDALE, FL 33301

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 3rd, 2022

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CARR INVESTMENT PROPERTIES, INC. TRS
1931 CORDOVA ROAD UNIT 306
FORT LAUDERDALE, FL 33316

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TOWN OF DAVIE ATTN: TOWN CLERK
6591 S.W. 45TH STREET
DAVIE, FL 33314-3399

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PROPERTY ID # 504011-16-0240 (TD # 47718)

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TIM QUINONES, ESQ., REGISTERED AGENT O/B/O CARR INVESTMENT PROPERTIES, INC.

8461 LAKE WORTH ROAD SUITE 129
LAKE WORTH, FL 33467

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*INVESTOR GROUP & LAND TR
SORENSEN, JOHNNY FENGER TRS
5079 N DIXIE HWY #328
OAKLAND PARK, FL 33334

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 3rd, 2022

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*PRIETO, EMILIO
3617 E FORGE RD #27
DAVIE, FL 33328

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*VELASQUEZ, JULIO
SAMAME, ELENA
1303 SW 120 WAY
DAVIE, FL 33325

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13560 SW 7 PLACE
DAVIE, FL 33325

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 13560 SW 7 PLACE, DAVIE, FL 33325 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 January 31, 2022\$6,210.98

Or

* Estimated Amount due if paid by February 15, 2022\$6,287.80

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2022

PROPERTY ID # 504011-16-0240 (TD # 47718)

WARNING

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

TOWN OF DAVIE
6591 ORANGE DR
DAVIE, FL 33314

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 13560 SW 7 PLACE, DAVIE, FL 33325 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.

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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

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Or

* Estimated Amount due if paid by February 15, 2022\$6,287.80

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 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

7020 1810 0000 1434 8609

U.S. Postal Service[™]
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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

Postmark
Here

TD 47718 FEBRUARY 2022 WARNING

TOWN OF DAVIE
6591 ORANGE DR
DAVIE, FL 33314

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

See Reverse for Instructions

7020 1810 0000 1434 8616

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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	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage
\$
Total Postage and
\$

TD 47718 FEBRUARY 2022 WARNING

Sent To
Street and Apt. No.
City, State, ZIP+4

13560 LAND TR
13560 SW 7 PL
DAVIE, FL 33325

7020 1810 0000 1424 8623

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

OFFICIAL USE

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

Postmark
Here

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

TD 47718 FEBRUARY 2022 WARNING
CARR INVESTMENT PROP INC TRS
13560 SW 7 PLACE
DAVIE, FL 33325

7020 1A10 0000 1434 8630

U.S. Postal ServiceTM
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OFFICIAL USE

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 47718 FEBRUARY 2022 WARNING

13560 LAND TR

1931 CORDOVA RD #306

FORT LAUDERDALE, FL 33316

7020 1A10 0000 1434 8647

U.S. Postal ServiceTM
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OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage and	
\$	

Sent To
Street and Apt. No.
City, State, ZIP+4

TD 47718 FEBRUARY 2022 WARNING
CARR INVESTMENT PROPERTIES, INC. TRS
1931 CORDOVA ROAD UNIT 306
FORT LAUDERDALE, FL 33316

7020 1A10 0000 1434 8654

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OFFICIAL USE

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 47718 FEBRUARY 2022 WARNING
13560 LAND TRUST, CARR INVESTMENT
PROPERTIES INC., AS TRUSTEE
521 SOUTH ANDREWS AVE #7
FORT LAUDERDALE, FL 33301

7020 1810 0000 1434 8661

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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	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage
\$ _____

Total Postage at
\$ _____

Sent To
Street and Apt. N
City, State, ZIP+

TD 47718 FEBRUARY 2022 WARNING
TIM QUINONES, ESQ., REGISTERED AGENT
O/B/O CARR INVESTMENT PROPERTIES, INC.
8461 LAKE WORTH ROAD SUITE 129
LAKE WORTH, FL 33467

7020 1810 0000 1434 8678

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+4

TD 47718 FEBRUARY 2022 WARNING
TOWN OF DAVIE ATTN: TOWN CLERK
6591 S.W. 45TH STREET
DAVIE, FL 33314-3399

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

See Reverse for Instructions

7020 1810 0000 1434 8685

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage a

\$

Sent To

Street and Apt. 1

City, State, ZIP+

TD 47718 FEBRUARY 2022 WARNING

*PRIETO, EMILIO
3617 E FORGE RD #27
DAVIE, FL 33328

PS Form 3800, April 2013 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0000 1434 8692

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CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

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

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

Postmark
Here

TD 47718 FEBRUARY 2022 WARNING
*VELASQUEZ, JULIO
SAMAME, ELENA
1303 SW 120 WAY
DAVIE, FL 33325

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

See Reverse for Instructions

7020 1610 0000 1434 6708

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CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
Here

Postage

\$
Total Postage and

TD 47718 FEBRUARY 2022 WARNING

\$
Sent To

*INVESTOR GROUP & LAND TR
SORENSEN, JOHNNY FENGER TRS
5079 N DIXIE HWY #328
OAKLAND PARK, FL 33324

Street and Apt. No.

City, State, ZIP+4

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

See Reverse for Instructions

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 47718 FEBRUARY 2022 WARNING
TOWN OF DAVIE
6591 ORANGE DR
DAVIE, FL 33314



9590 9402 6898 1104 8675 72

2. /

7020 1810 0000 1434 8609

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 1403 - C-19

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

L ALEXIA

C. Date of Delivery

1-6-22

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Restricted Delivery | |

(over \$500)

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 47718 FEBRUARY 2022 WARNING
TOWN OF DAVIE ATTN: TOWN CLERK
6591 S.W. 45TH STREET
DAVIE, FL 33314-3399



9590 9402 6898 1104 8676 40

2 7020 1810 0000 1434 8678

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 1403 - C-19

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

L. AUSTIN

C. Date of Delivery

1/6/22

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery | |
| <input type="checkbox"/> Restricted Delivery | |

(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

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 47718 FEBRUARY 2022 WARNING
CARR INVESTMENT PROP INC TRS
13560 SW 7 PLACE
DAVIE, FL 33325



9590 9402 6898 1104 8675 96

7020 1810 0000 1434 8623

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent
☐ AddresseeB. Received by (*Printed Name*)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

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 47718 FEBRUARY 2022 WARNING

13560 LAND TR
13560 SW 7 PL
DAVIE, FL 33325

9590 9402 6898 1104 8675 89

2. 7020 1810 0000 1434 8616

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

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

very Restricted Delivery

(over \$500) Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

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 47718 FEBRUARY 2022 WARNING

*PRIETO, EMILIO
3617 E FORGE RD #27
DAVIE, FL 33328



9590 9402 6898 1104 8676 57

7020 1810 0000 1434 8685

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

C-19 2826

☒ Agent
☐ Addressee

B. Received by (Printed Name)

C-19

C. Date of Delivery

2-6-22

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery | |
| <input type="checkbox"/> Mail Restricted Delivery | |
| <input type="checkbox"/> (over \$500) | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

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 42718 FEBRUARY 2022 WARNING

VELASQUEZ, JULIO
SAMAME, ELENA
1303 SW 120 WAY
DAVIE, FL 33325



9590 9402 6898 1104 8676 64

7020 1810 0000 1434 8692

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COV-19

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

COV-19

C. Date of Delivery

01/02/22

D. Is delivery address different from item 1?

If YES, enter delivery address below:

- ☐ Yes
☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ Registered Mail
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
☐ Signature Confirmation Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47718 FEBRUARY 2022 WARNING
 TIM QUINONES, ESQ., REGISTERED AGENT
 O/B/O CARR INVESTMENT PROPERTIES, INC.
 8461 LAKE WORTH ROAD SUITE 129
 LAKE WORTH, FL 33467



9590 9402 6898 1104 8676 33

2

7020 1810 0000 1434 8661

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Youngelson
S. Youngelson

- ☐ 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
☐ Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Restricted Delivery
 (over \$500)