

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

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

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

**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 10/22/2021

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 10/17/2021

**CERTIFICATE #** 2018-4050

**ACCOUNT #** 494024051000

**ALTERNATE KEY #** 168364

**TAX DEED APPLICATION #** 48019

**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 10, Block 5, SUNRISE GOLF VILLAGE, SECTION TWENTY-FOUR PART ONE, according to the plat thereof, as recorded in Plat Book 85, at Page 36, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 11420 NW 29 PLACE, SUNRISE FL 33323

### OWNER OF RECORD ON CURRENT TAX ROLL:

NY INVESTMENT GROUP LLC

4851 NW 20 PL STE 43-E

SUNRISE, FL 33313-4133 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

NY INVESTMENT GROUP, LLC

OR: 47029, Page: 1421

4851 NW 103RD AVE SUITE 43-E

SUNRISE, FL 33351 (Per Deed)

CARLOS CHAVEZ, REGISTERED AGENT

O/B/O NY INVESTMENT GROUP, LLC

9891 NW 20 PLACE

SUNRISE, FL 33322 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

JOHNNY GAVIRIA

Instrument: 113714229

5808 N PLUM BAY PARKWAY

TAMARAC, FL 33321 (Per Mortgage)

### 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)

CITY OF SUNRISE

OR: 47851, Page: 23

10770 WEST OAKLAND PARK BLVD

SUNRISE, FL 33351 (Per Lien)

CITY OF SUNRISE  
1607 NW 136 AVENUE, BUILDING B  
SUNRISE, FL 33323 (Per Order)

OR: 48871, Page: 1140

CITY OF SUNRISE  
(Per Affidavit of Expense. No address found on document.)

OR: 49735, Page: 647

CITY OF SUNRISE  
UNSAFE STRUCTURES BOARD  
1607 NW 136TH AVE, BLDG B  
SUNRISE, FL 33323 (Per Notice)

Instrument: 112755025

CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AVE  
FORT LAUDERDALE, FL 33301 (Per Orders)

Instrument: 113906131  
Instrument: 114146104

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT DIVISION  
DEPARTMENT OF SUSTAINABLE DEVELOPMENT  
700 NW 19<sup>TH</sup> AVE  
FORT LAUDERDALE, FL 33311 (Per Orders in 113906131 and 114146104)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4940 24 05 1000

**CURRENT ASSESSED VALUE:** \$40,500

**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:**

Quit Claim Deed

OR: 23553, Page: 622

Death Certificate

OR: 41125, Page: 1793

Power of Attorney

OR: 46252, Page: 1487

Certificate of Title

OR: 46408, Page: 726

Warranty Deed

OR: 46610, Page: 1188

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

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

***Suzette Servas***

Title Examiner





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

## Detail by Entity Name

Florida Limited Liability Company  
NY INVESTMENT GROUP, LLC

### Filing Information

<b>Document Number</b>	L10000042253
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	04/20/2010
<b>Effective Date</b>	04/16/2010
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/24/2021
<b>Event Effective Date</b>	NONE

### Principal Address

9891 NW 20 PLACE  
SUNRISE, FL 33322

Changed: 05/20/2016

### Mailing Address

9891 NW 20 PLACE  
SUNRISE, FL 33322

Changed: 05/20/2016

### Registered Agent Name & Address

CHAVEZ, CARLOS  
9891 NW 20 PLACE  
SUNRISE, FL 33322

Name Changed: 05/20/2016

Address Changed: 05/20/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title Member

CHAVEZ, CARLOS

9891 NW 20 PLACE  
SUNRISE, FL 33322

Title Member

RODRIGUEZ, FERNANDO  
9891 NW 20 PLACE  
SUNRISE, FL 33322

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2018	04/30/2018
2019	04/29/2019
2020	06/26/2020

**Document Images**

<a href="#">06/26/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/20/2016 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/15/2010 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2010 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48019

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 February 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:

NY INVESTMENT GROUP LLC  
11420 NW 29TH PL  
SUNRISE, FL 33323-1639

NY INVESTMENT GROUP, LLC  
4851 NW 103RD AVE SUITE 43-E  
SUNRISE, FL 33351

NY INVESTMENT GROUP, LLC  
9891 NW 20TH PL  
SUNRISE, FL 33322-3642

\* REALTY WHOLESALERS INC  
471 GREYNOLDS CIR  
LANTANA, FL 33462-4565

\*BRODIE, KERRY-ANN H/E  
AYRES, STERLYN  
11410 NW 29TH PL  
SUNRISE, FL 33323-1639

\*LIZARDO, JENNER  
MUNOZ, CARMEN M  
11421 NW 29TH ST  
SUNRISE, FL 33323-1656

CARLOS CHAVEZ, REGISTERED  
AGENT O/B/O NY INVESTMENT  
GROUP, LLC  
9891 NW 20 PLACE  
SUNRISE, FL 33322

CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AVE  
FORT LAUDERDALE, FL 33301

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT DIVISION  
DEPARTMENT OF SUSTAINABLE  
DEVELOPMENT  
700 NW 19TH AVE  
FORT LAUDERDALE, FL 33311

CITY OF SUNRISE  
10770 WEST OAKLAND PARK  
BLVD  
SUNRISE, FL 33351

CITY OF SUNRISE  
1607 NW 136 AVENUE,  
BUILDING B  
SUNRISE, FL 33323

CITY OF SUNRISE  
ATTN CITY MANAGER'S OFFICE  
10770 W OAKLAND PARK BLVD  
SUNRISE, FL 33351-6816

CITY OF SUNRISE UNSAFE  
STRUCTURES BOARD  
1607 NW 136TH AVE, BLDG B  
SUNRISE, FL 33323

JOHNNY GAVIRIA  
5808 N PLUM BAY PARKWAY  
TAMARAC, FL 33321

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 February 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**

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# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 48019

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: 494024-05-1000  
Certificate Number: 4050  
Date of Issuance: 05/23/2019  
Certificate Holder: MERIDIAN TAXSB MUNI CUST FOR MERIDIAN TAX  
Description of Property: SUNRISE GOLF VILLAGE SEC 24  
PART 1 85-36 B  
LOT 10 BLK 5

Name in which assessed: NY INVESTMENT GROUP LLC  
Legal Titleholders: NY INVESTMENT GROUP LLC  
4851 NW 103 AVE STE 43-E  
SUNRISE, FL 33351

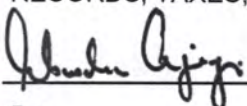
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of March, 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 1st day of December, 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: 02/10/2022, 02/17/2022, 02/24/2022 & 03/03/2022  
Minimum Bid: 5906.15

# Broward County, Florida

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PART 1 85-36 B  
LOT 10 BLK 5

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Legal Titleholders: NY INVESTMENT GROUP LLC  
4851 NW 103 AVE STE 43-E  
SUNRISE, FL 33351

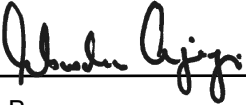
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Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



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Abiodun Ajayi  
Deputy

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Publish: DAILY BUSINESS REVIEW  
Issues: 02/10/2022, 02/17/2022, 02/24/2022 & 03/03/2022  
Minimum Bid: 5906.15

**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

48019  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 4050

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

02/10/2022 02/17/2022 02/24/2022 03/03/2022

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

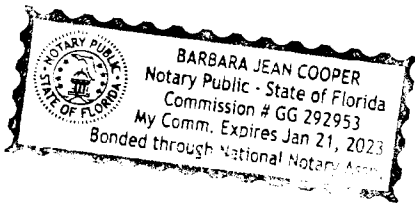
*Scherrie A Thomas*

Sworn to and subscribed before me this  
3 day of MARCH, 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 48019**

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FOR MERIDIAN TAX

Description of Property:  
SUNRISE GOLF VILLAGE SEC 24  
PART 1 85-36 B  
LOT 10 BLK 5

Name in which assessed:  
NY INVESTMENT GROUP LLC

Legal Titleholders:  
NY INVESTMENT GROUP LLC  
4851 NW 103 AVE STE 43-E  
SUNRISE, FL 33351

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

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\*Pre-registration is required to bid.  
Dated this 1st day of December, 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: 5906.15  
401-314  
2/10-17-24 3/3 22-03/0000576810B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22005053

Broward County, FL VS NY Investment Group LLC

**RETURN OF SERVICE**



Court Case # TD 48019

Hearing Date:03/16/2022

Received by CCN 13192

02/04/2022 9:10 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **NY Investment Group LLC 11420 NW 29 Place Sunrise FL 33313**

Served:

Not Served:

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

Date: 02/04/2022 Time: 2:23 PM

On NY Investment Group 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:

Other Returns: Other Returns

/

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](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

Gregory Tony, Sheriff  
Broward County, Florida

By: *Vernika Rodriguez* 17233

D.S.

V. Rodriguez, #17233

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 # 494024-05-1000 (TD #48019)**

# WARNING

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

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

RECEIVED SHERIFF  
2022 FEB 28 AM 11:38  
BROWARD COUNTY, FL

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 February 28, 2022 .....\$5,418.50
- Or
- \* Amount due if paid by March 15, 2022 .....\$5,483.70

\*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 March 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

NY INVESTMENT GROUP LLC  
11420 NW 29 PLACE  
SUNRISE, FL 33323

**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 # 22005053

Broward County, FL VS NY Investment Group LLC

**RETURN OF SERVICE**



Court Case # TD 48019

Hearing Date:03/16/2022

Received by CCN 13192

02/04/2022 9:10 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **NY Investment Group LLC 4851 NW 103 Avenue Ste 43-E Sunrise FL 33351**

Served:

Not Served:

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

Date: 02/07/2022 Time: 9:50 AM

On NY Investment Group 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:

**Other Returns: Other Returns**

/

**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](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

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

By:

D.S.

M. Moore, #13192

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 # 494024-05-1000 (TD # 48019)

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## ORIGINAL DOCUMENT

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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

NY INVESTMENT GROUP LLC  
4851 NW 103 AVE STE 43-E  
SUNRISE, FL 33351

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



**American National Title**

2101 West Commercial Blvd. Suite 1300  
Fort Lauderdale, Florida 33309  
Phone: (305) 733-6666 Fax: (305) 733-0075

#951071

95-246573 T#001  
06-12-95 11:05AM

\$ 257.60  
DOCU. STAMPS-DEED

RECVD. BROWARD CTY  
B. JACK OSTERHOLT  
COUNTY ADMIN.

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED Executed this 5th day of June, A.D. 1995 by MALCOLM BERNSTEIN and FLORENCE BERNSTEIN, his wife, as to an undivided one-half interest, whose post office address 4031 N.W. 93rd Way, Sunrise, Florida 33351 and JOSEPH MORENO and RAY MORENO, his wife, as to an undivided one-half interest, whose post office address is 2768 Carambola Circle South, Apt. C-104, Coconut Creek, Florida 33066, first parties, to

MALCOLM BERNSTEIN and FLORENCE BERNSTEIN, his wife, whose post office address is, 4031 N.W. 93rd Way, Sunrise, Florida 33351, second parties,

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH, That the said first parties for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second parties forever, all the right, title, interest, claim and demand which the said first parties have in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Broward, State of Florida, to-wit:

Lot 10, Block 5, SUNRISE GOLF VILLAGE, SECTION TWENTY-FOUR PART ONE, according to the Plat thereof, as recorded in Plat Book 85, at Page 36, of the Public Records of Broward County, Florida.

Folio #

BK23553PG0622

CFN 95-086988  
6-5-95

② K14  
③

BK23553PG0623

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, either in law or equity, to the only proper use, benefit and behalf of the said second parties forever.

IN WITNESS WHEREOF, The said first parties have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses:

[Signature]  
RESUE AND YOUNG

[Signature] L.S.  
MALCOLM BERNSTEIN  
SS# [REDACTED]

[Signature]  
SARA MILLER

[Signature] L.S.  
FLORENCE BERNSTEIN  
SS# [REDACTED]

[Signature]  
ELAINE TEKNER

[Signature] L.S.  
JOSEPH MORENO  
SS# [REDACTED]

[Signature]  
EVA VARKOMY

[Signature] L.S.  
RAY MORENO  
SS# [REDACTED]

STATE OF FLORIDA  
COUNTY OF BROWARD

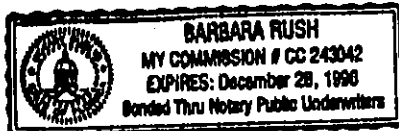
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared, MALCOLM BERNSTEIN and FLORENCE BERNSTEIN, his wife, the persons described in or who supplied the following \_\_\_\_\_

as verification of their identities and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of June, A.D. 1995.

My Commission Expires:

[Signature]  
NOTARY PUBLIC, State of Florida



STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared, JOSEPH MORENO and RAY MORENO, his wife, the persons described in or who supplied the following Florida Bell Lic # [REDACTED]

as verification of their identities and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of June, A.D. 1995.

My Commission Expires:

[Signature]  
NOTARY PUBLIC, State of Florida

This Instrument prepared by:  
RONALD E. TEMKIN, ESQ.  
616 Atlantic Shores Blvd.  
Suite A  
Hallandale, Florida 33009

RONALD E. TEMKIN  
OFFICIAL SEAL  
My Comm Expires 11-12-96  
BONDED THROUGH  
ALAN INSURANCE SERVICES  
CC 241525



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

BK23553PG0624

RETURN TO:  
FIDELITY NATIONAL  
ASSET MGMT.  
CREDIT ADVISORS

**SPECIAL POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That the undersigned, Aurora Loan Services, LLC with its principal office 10350 Park Meadows Dr., Littleton, Co. 80124, does hereby make, approve and appoint LPS Asset Management Solutions, a corporation organized and existing under the laws of the United States of America, and having an office located at 10385 Westmoor Drive, Suite 100, Westminster, CO 80021 its agent and attorney in fact, with full power and authority to act for it and on its behalf in the management and disposition of the real estate owned (REO) held by Aurora Loan Services, LLC has referred to said attorney in fact, on the following terms and conditions:

1. Said attorney in fact shall be authorized to do and perform, on behalf of Aurora Loan Services, LLC and in its place and stead, and with equal validity, any and all lawful acts, matters and things whatsoever requisite, necessary, proper or convenient to be done, as fully, to all intents and purposes, as Aurora Loan Services, LLC might or could do itself, with respect to the sale and disposition of such REO. Aurora Loan Services, LLC hereby authorizes and empowers the said attorney in fact to negotiate such terms of disposition as it shall deem satisfactory, and to make, sign, execute, acknowledge and deliver any and all contracts of sale, or any other agreements, deeds of conveyance and other documents in connection therewith.

2. This Special Power of Attorney shall be effective from the date of execution hereof until it is revoked in writing.

**IN WITNESS WHEREOF**, the said grantor has caused this instrument to be executed by the Vice-President, this 2nd day of February, 2009.

**ATTEST:**

By: [Signature]  
Name: Brent R. Zipperer  
Title: REO Vendor Manager

By: [Signature]  
Name: Laura McCann  
Title: V.P.

By: [Signature]  
Name: Michael Holmes  
Title: REO Vendor Dept. Manager

**STATE OF** Colorado

)SS:

**COUNTY OF** Douglas

On this 2nd day of February, 2009, before me, a Notary Public of the State of Colorado, personally appeared Laura McCann, known to me to be the person whose name is subscribed to the within Special Power of Attorney and to be the Vice-President, of the said Aurora Loan Services, LLC, and acknowledge that he/she executed same on behalf of the corporation for the purposes therein contained.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal.

My commission expires:

\_\_\_\_\_

[Signature]  
Notary Public

Heidi Long  
NOTARY PUBLIC  
State of Colorado  
My Commission Expires Dec 15, 2012

09-85111

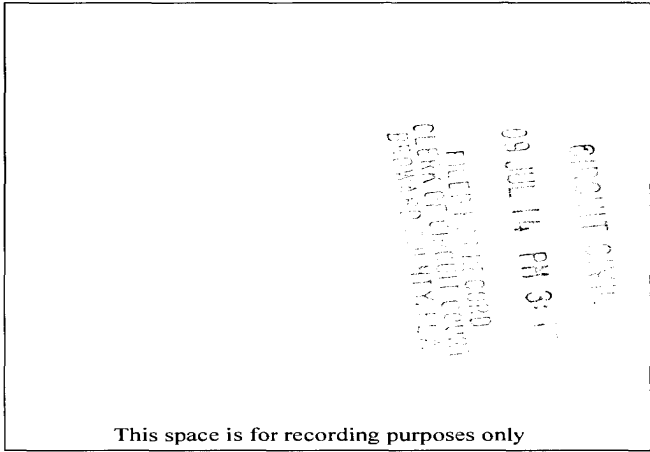
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W Folio # 19 024-05-1000  
8

IN THE CIRCUIT COURT OF THE 17TH JUDICIAL  
CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO: 06-2008-CA-027196 - 05

**AURORA LOAN SERVICES, LLC**  
PLAINTIFF

VS.

MALCOLM BERNSTEIN A/K/A MALCOLM H. BERNSTEIN; UNKNOWN SPOUSE OF MALCOLM BERNSTEIN A/K/A MALCOLM H. BERNSTEIN, IF ANY; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES OR OTHER CLAIMANTS; HELEN J. GRAYBEAL BERNSTEIN; JOHN DOE AND JANE DOE AS UNKNOWN TENANTS IN POSSESSION  
**DEFENDANT(S)**



**CERTIFICATE OF TITLE**

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on JULY 2, 2009, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in BROWARD County, Florida,:

**LOT 10, BLOCK 5, SUNRISE GOLF VILLAGE SECTION TWENTY-FOUR PART ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGE(S) 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

was sold to AURORA LOAN SERVICES, LLC  
c/o C/O AURORA LOAN SERVICES, LLC  
327 SOUTH INVERNESS DRIVE  
ENGLEWOOD, CO 80112

WITNESS my hand and the seal of this Court on JULY 14, 2009.

(SEAL)

HOWARD C. FORMAN  
Clerk of Circuit Court

BY: B. Barsebawer  
Deputy Clerk

This document prepared by:

THE LAW OFFICES OF DAVID J. STERN, P.A.  
900 South Pine Island Road Suite 400  
Plantation, FL 33324-3920  
08-56002 (ALS)

Prepared By and Return To:  
Liberty Ann Jones  
Liberty Title & Escrow Company  
1575 South County Trail  
East Greenwich, RI 02818

Property Appraisers ID #:  
19024-05-10000

---

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is executed this 8 day of September 2009, by **Aurora Loan Services, LLC**, whose address is 10350 Park Meadows Drive, Littleton CO 80124 hereinafter called the grantor, to **Bertha C. Bautista, as an unmarried woman**, whose address is 12010 NW 29<sup>th</sup> Place, Sunrise FL 33328 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the grantor, for and in consideration of the sum of **\$27,000.00**, in hand paid by the said second party, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County of Broward, State of Florida, to-wit:

The following described lot, piece or parcel of land, situated, lying and being in the County of Broward, State of Florida, to-wit:

Lot 10, Block 5, SUNRISE GOLF VILLAGE, SECTION TWENTY-FOUR PART ONE, according to the Plat thereof, as recorded in Plat Book 85, at Page 36, on the Public Records of Broward County, Florida.

Being the same property conveyed to Aurora Loan Services, LLC by Certificate of Title, dated July 14, 2009 and recorded July 27, 2009 in Book 46408 at Page 726.

Property Address: 11420 NW 29th Place, Sunrise, FL 33351

Tax ID# 19024-05-10000

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

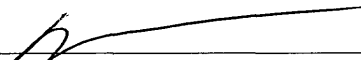
Subject to easements, restrictions, reservations, and limitations of record, if any.

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

And the said Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

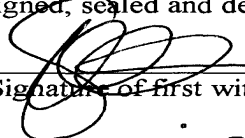
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

\* **Aurora Loan Services, LLC by LPS Asset Management Solutions, Inc., as Attorney in Fact**

By: 

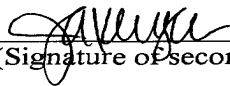
Its: **Norma J. Dudgeon, AVP**

Signed, sealed and delivered in presence of:

  
(Signature of first witness)

**Jennifer A. Prashaw**

(Printed name of first witness)

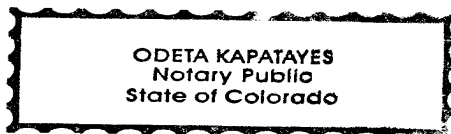
  
(Signature of second witness)

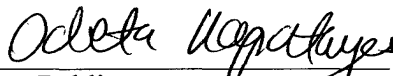
**Jotasha A. Krueger**

(Printed name of second witness)

State of Colorado  
County of Jefferson

I hereby certify that on this 8<sup>th</sup> day of September, 2009, before me, the subscriber, Notary Public of the State aforesaid, personally appeared Norma J. Dudgeon who is personally known to me or who has produced state issued drivers license its AVP representative of **LPS Asset Management Solutions, Inc, by its attorney in fact for Aurora Loan Services, LLC**, whose name is subscribed to the within instrument, and acknowledged the foregoing deed to be his/her act under authority of the Grantor and the free act and deed of the Grantor, and also certify, under penalties of perjury, that the consideration recited herein is true and correct.



  
Notary Public  
My Comm Exp: 1/23/2012

Property Address: 11420 NW 29th Place, Sunrise, FL 33351

\* For POA see Book 46252, Page 1487

2

**QUITCLAIM DEED**

Prepared by:

Mauricio Garcia, Esq.  
Law Offices of Mauricio Garcia, P.A.  
P.O. Box 451475  
Sunrise, FL 33345  
(954) 678-2446

(Space above this line reserved for recording office use only)

**THIS QUITCLAIM DEED**, made and executed this 21 day of April, 2010, between Bertha C. Bautista, a married woman, ("**Grantor**"), whose post office address is 12010 NW 29<sup>th</sup> Place Sunrise, FL 33323, and NY Investment Group, LLC ("**Grantee**"), whose post office address is 4851 NW 103<sup>rd</sup> Ave Suite 43-E Sunrise, FL 33351.

**WITNESSETH**, that Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaim to Grantee and Grantee' heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following described land situated in Broward County, Florida:

Legal Description: Lot 10, Block 5, SUNRISE GOLF VILLAGE, SECTION TWENTY-FOUR PART ONE, according to the plat thereof, as recorded in Plat Book 85, at Page 36, of the Public Records of Broward County, Florida.

Physical Address: 11420 NW 29<sup>th</sup> Place Sunrise, FL 33323  
Property Appraiser's Parcel I.D. No. 19024-05-10000

The above described property is not and has never been the homestead property of the Grantor.

**TO HAVE AND TO HOLD** The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the grantor, either in law or in equity to the only proper use, benefit and behoof of the said grantee forever.

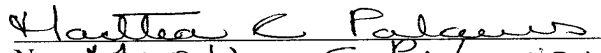
**IN WITNESSES WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written. Signed and delivered in the presence of:

**GRANTOR:**

**WITNESSES:**

  
Signature

Printed Name: Bertha C. Bautista

  
Name: Martha C Palacios  
991 NW 118 Ave  
Address:  
Plantation FL 33325.

Name: Carlos Chavez  
Address:  
9891 NW 20th Pl Sunrise fl 33322.

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me on this date: April 21, 2010, by Bertha C. Bautista who is/are known to me or produced the following: Bertha Bautista as identification.

  
Notary Public Signature -- State of Florida

Printed Name: Martha C Palacios (Seal)





15

MUNICIPALITY CLAIM OF LIEN  
FOR WATER, SEWER AND/OR GAS SERVICE CHARGES

STATE OF FLORIDA            )  
  ) SS  
COUNTY OF BROWARD        )

BEFORE ME the undersigned authority personally appeared Linda S. Maynard, who being duly sworn, says that she is the agent of the lienor, City of Sunrise, Florida, whose address is 10770 West Oakland Park Boulevard, Sunrise, Florida, 33351, and that the lienor has supplied water, sewer, and/or gas system services for the following real property:

SUNRISE GOLF VILLAGE SEC 24 PART 1 85-36 B LOT 10 BLK 5  
AKA: 11420 NW 29 PL

and for said services a bill was submitted and there currently remains unpaid on said bill the amount of \$1,175.25, plus interest, lien and satisfaction fees. Additional monthly service charges will accrue for a total balance due to be calculated at the time of payoff. In accordance with Section 159.17 Florida Statutes, the lienor, City of Sunrise, has a lien on the real property described above for all water, sewer and/or gas services provided until payment has been made for such service.

Said property is owned by Bertha C Bautista and NY Investment Group, LLC, upon whom a notice of Municipality Claim of Lien was served on the 12<sup>th</sup> day of April, 2011 by certified mail.

CITY OF SUNRISE, FLORIDA  
BY [Signature]  
Linda S. Maynard

SWORN AND SUBSCRIBED BEFORE ME THIS  
12<sup>th</sup> DAY OF April, 2011  
[Signature]

Personally known  OR Produced I.D.   
Type and number of I.D. produced.  
\_\_\_\_\_  
 DID take an oath, or  DID not take an oath

My Commission Expires:  
NOTARY PUBLIC-STATE OF FLORIDA  
Bernita D. Sherrod  
Commission # EE021167  
Expires: OCT. 05, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

1

14

**OFFICE OF THE SPECIAL MAGISTRATE  
CITY OF SUNRISE, FLORIDA  
1607 NW 136 Avenue, Building B  
Sunrise, Florida 33323  
(954) 572-2347**

CASE NO. 12-00004393

CITY OF SUNRISE, FLORIDA )  
Petitioner )  
 )  
vs. )  
 )  
NY INVESTMENT GROUP LLC )  
Respondent )

**ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN**

The City of Sunrise Special Magistrate, at a hearing held on **JUNE 18, 2012**, and having received an Affidavit of Non-Compliance concerning a Final Order in the above captioned case, enters the following Findings of Fact:

1. That the City of Sunrise Special Magistrate issued a Final Order on **MAY 21, 2012**, in the above captioned case commanding the respondent to bring the violation(s) specified in said Final Order into compliance on or before **MAY 31, 2012**, or be subject to a fine in the amount of up to \$250.00 per day for each day of non-compliance thereafter. A copy of said Final Order is attached hereto as Exhibit "A".
2. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida to wit:

Legal Description: 49.40.24.05.1000  
SUNRISE GOLF VILLAGE SEC 24  
PART 1 85-36 B  
LOT 10 BLK 5

aka **11420 NW 29 PL**  
(Street address)

**CERTIFICATION**  
I CERTIFY THIS TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT ON FILE AT CITY HALL. WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF SUNRISE THIS DAY OF JUNE 2012  
*[Signature]*  
**MERYL GIRARD, CMC, ASSISTANT CITY CLERK**

4

Case No. – 12-00004393  
Order of Imposition of Fine And Claim of Lien  
NY INVESTMENT GROUP LLC

IT IS, THEREFORE, THE ORDER OF THE SPECIAL MAGISTRATE THAT:

1. A fine in the amount of **\$100.00** is hereby imposed and shall accrue per diem having commenced on **JUNE 19, 2012**, until such time as respondent shall comply with said Final Order and notify the Code Enforcement Division of the City of Sunrise that there has been compliance.
2. Pursuant to Section 162.09, Florida Statutes, this Order imposing a fine shall be recorded in the Public Records of Broward County and, once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the Respondent. Upon petition to the circuit court, such Order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes.

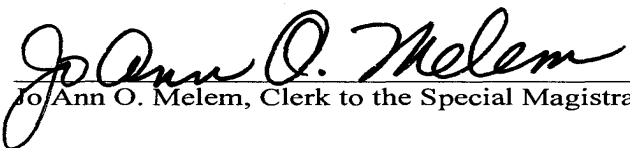
Respondent(s) may appeal a final administrative order of the City of Sunrise Special Magistrate to the Circuit Court. An appeal shall be filed within (30) days of the execution of the Order to be appealed.

DONE AND ORDERED: JUNE 25, 2012

CITY OF SUNRISE  
OFFICE OF THE SPECIAL MAGISTRATE

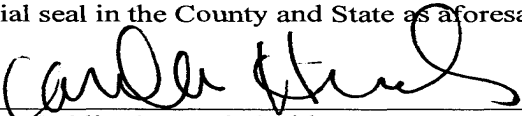
ATTEST:

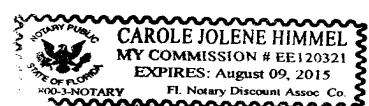
  
\_\_\_\_\_  
Eugene M. Steinfeld, Special Magistrate

  
\_\_\_\_\_  
Jo Ann O. Melem, Clerk to the Special Magistrate

STATE OF FLORIDA        )  
  )  
COUNTY OF BROWARD    ) ss:

I hereby certify that on this day before me an officer duly qualified to take acknowledgements, personally appeared Eugene M. Steinfeld and Jo Ann O. Melem, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State as aforesaid this date: JUNE 25, 2012

  
\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires:



ATTACHMENTS

OFFICE OF THE SPECIAL MAGISTRATE  
CITY OF SUNRISE, FLORIDA  
1607 NW 136 Avenue, Building B  
Sunrise, Florida 33323  
(954) 572-2347

CASE NO. 12-00004393

CITY OF SUNRISE, FLORIDA )  
Petitioner )  
 )  
vs. )  
 )  
NY INVESTMENT GROUP LLC )  
Respondent )

**FINAL ORDER - ABATEMENT**

IN RE: 11420 NW 29 PL  
Mailing Address: 4851 NW 20TH PL STE 43-E  
SUNRISE, FL 33351.  
Legal Description: 49.40.24.05.1000  
SUNRISE GOLF VILLAGE SEC 24  
PART 1 85-36 B  
LOT 10 BLK 5

The Special Magistrate of the City of Sunrise having heard testimony under oath and argument at a public Violation Hearing, in reference to the above-described property, held on **MAY 21, 2012**, after due notice to the Respondent, and based upon the evidence, the Special Magistrate of the City of Sunrise, thereupon issued the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER.

**FINDINGS OF FACT**

**The residential property located at 11420 N.W. 29 Place, Sunrise, FL has a pool that is not being maintained in a sanitary condition.**

**CONCLUSIONS OF LAW**

The aforementioned findings of fact result in a violation of the City of Sunrise Code Ordinance, **Section 17-12(a)**. This property or structure contains conditions that constitute a public nuisance or which are improperly maintained as proved by Code to the extent that the property or structure constitutes a dangerous or unsightly condition. This property is hereby declared to be a public nuisance and illegal and shall be abated by repair and rehabilitation in accordance with this Final Order. All costs including investigative costs, court costs, and reasonable attorney's fees and costs, incurred by the City in the enforcement of this Final Order shall be charged to the owner of the property on which the violation occurs, and if not paid within twenty one (21) days of the date of the invoice, shall become a lien on the property and shall bear interest at the maximum legal rate.

***Exhibit "A"***

Case No. 12-00004393  
Final Order - Abatement  
NY INVESTMENT GROUP LLC

**ORDER**

Based on the foregoing Findings of Fact and Conclusions of Law, it is the Order of the City of Sunrise Special Magistrate that Respondent shall comply with the City of Sunrise Code of Ordinances, Section(s) 17-12(a) on or before **MAY 31, 2012**.

If Respondent does not comply by the time specified, and notify the Code Enforcement Division of the City of Sunrise that there has been compliance, the City of Sunrise Special Magistrate shall consider an imposition of a fine of up to **\$250.00 per day** for each day the violation continues to exist beyond the date set for compliance in the Final Order.

Upon complying with this Final Order, the Respondent shall notify **PATRICK McINERNEY, the Code Enforcement Officer at 954-572-2348**, who shall have the property inspected and notify the Office of the Special Magistrate of the City of Sunrise if compliance has occurred.


Respondent(s) may appeal a final administrative order of the City of Sunrise Special Magistrate to the Circuit Court. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED: May 27, 2012

CITY OF SUNRISE  
OFFICE OF THE SPECIAL MAGISTRATE

ATTEST:

  
\_\_\_\_\_  
Eugene M. Steinfeld  
Special Magistrate

  
\_\_\_\_\_  
Jo Ann O. Melem  
Clerk to the Special Magistrate

STATE OF FLORIDA                    )  
  )  
COUNTY OF BROWARD            ) ss:

I hereby certify that on this day, before me an officer duly qualified to take acknowledgements, personally appeared Eugene M. Steinfeld, Special Magistrate and Jo Ann O. Melem, Clerk to the Special Magistrate respectively, of the City of Sunrise, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same. Witness my hand and official seal in the County and State as aforesaid this date: May 27, 2012.

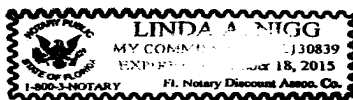
  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires:

Copies furnished to:

Respondent(s)  
City Prosecutor

***Exhibit "A"***



21

CITY OF SUNRISE, FL  
 UNSAFE STRUCTURES BOARD  
 CASE 10-001

AFFIDAVIT OF EXPENSE

STATE OF FLORIDA        )  
 COUNTY OF BROWARD     )

BEFORE ME the undersigned authority personally appeared DENNIS PUSTIZZI, Building Official of the City of Sunrise, Florida, who being by me first duly sworn on oath, deposes and states as follows.

- 1) That I am the Building Official of the City of Sunrise, Florida.
- 2) That on March 8, 2010, the Unsafe Structures Board of the City of Sunrise, Florida, held Public Hearing # 10-0001 on the following described real property.

**OWNER:        NY Investment Group L.L.C.**  
**ADDRESS:     11420 N.W. 29<sup>th</sup> Place, Sunrise, FL 33323**  
**FOLIO NO.:   49.40.24.05.1000**

- 3) That I have reviewed the following items of expense incurred by the City attendant to the subject Public Hearing and found them to be fair and accurate.

<u>PAPER COST</u>	
104 sheets @ \$.50 each	\$52.00
 <u>POSTAGE</u>	
52 Certified Mailings at \$5.54 each	\$288.08
 <u>ADVERTISING</u>	
Sun Sentinel Ad (February 19, 2013 & February 26, 2013)	\$659.00
 <u>COUNTY RECORDING OF NOTICE</u>	
Recording of Notice of Violation	\$18.50
Recording of Affidavit of Compliance	\$10.00
 <u>TITLE SEARCH</u>	
Title Search Report @	\$145.00
<b>TOTAL DUE:</b>	<b>\$1,172.58</b>

- 4) That the Public Records of Broward County indicate the owner of the foregoing property is **NY Investment Group LLC.**
- 5) Your Affiant states the matters and statements set forth herein are true and made in full knowledge of the force and effect of the civil and criminal penalties arising therefrom.
- 6) Pursuant to Section 116.11.5 of the Florida Building Code, Broward County Provisions, such lien is prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.

AFFIANT  
 By:   
 DENNIS PUSTIZZI

**SUBSCRIBED TO AND SWORN** before me this 17<sup>th</sup> day of April, 2013, by DENNIS PUSTIZZI who is personally known to me.

NOTARY'S SEAL



  
 NOTARY PUBLIC, STATE OF FLORIDA

**CITY OF SUNRISE, FL  
UNSAFE STRUCTURES BOARD**

**NOTICE OF VIOLATION – CASE 15-001**

**TO:** NY Investment Group LLC. 4851 N.W. 20<sup>th</sup> Place Ste 43-E  
Sunrise, FL 33351  
Cert# 7010 3090 0000 7644 1998

NY Investment Group LLC.  
11420 N.W. 29<sup>th</sup> Place  
Sunrise, FL 33323  
Cert# 7010 3090 0000 7644 2001

**CC:** Linda Maynard, Public Service Manager  
Kimberly Sibner, Code Enforcement Manager  
Guarionoux De los Santos, Utility Project Manager

**FROM:** Building Official, City of Sunrise  
1607 NW 136<sup>th</sup> Ave, Bldg B  
Sunrise, Florida 33323

**DATE:** January 8, 2015

**LEGAL:** SUNRISE GOLF VILLAGE SECTION 24 PART 1 LOT 10 BLK 5, according to the map or plat thereof as recorded in Plat Book 85, Page 36, Public Records of Broward County, Florida

**FOLIO:** 49.40.24.05.1000

**AKA:** 11420 N.W. 29<sup>th</sup> Place, Sunrise, FL 33323

**YOU ARE HEREBY** advised that the Building Official of the City of Sunrise has determined the vacant **single family concrete block structure** (the “Unsafe Structure”) situated on the foregoing described real property (“Property”) owned by you is unsafe pursuant to Chapter 1 of the Florida Building Code – Building, Broward County Administrative Provisions (the “Code”).

**116.2.1.2.3** The building is partially destroyed.

**116.2.1.3.1** The construction, installation of electrical, plumbing or other equipment therein or thereon, or the partial construction or installation of equipment has been commenced or completed without a permit therefore having been obtained or the permit therefore expired prior to completion and a Certificate of Occupancy issued.

**The following action(s) to comply the Unsafe Structure must be completed by February 11, 2015.**

1. Pursuant to Code Section **105.1**, qualified applicant to secure permits required to remedy the foregoing violations, including obtaining mandatory inspections as outlined in Section **110**.  
  
or
2. Qualified applicant to obtain a demolition permit from the Sunrise Building Department in accordance with Code Section **105.4.3** and the City of Sunrise Code of Ordinances and demolish the Unsafe Structure, including removal of all debris from the Property

Case 15-001

The above compliance deadline may be extended by submitting a written request to the Building Official that explains why such an extension is justified. The extension, if granted, shall be by written approval of the Building Official.

**Contact Aaron Silverman, Unsafe Structure Inspector for the Building Official, immediately at (954) 236-2101 to advise of your intentions to comply the Unsafe Structure or if you have additional questions regarding this Notice of Violation ("Notice").**

Unless there is compliance with the instructions contained in this Notice or unless you file an appeal in accordance with the procedures set forth below, the Building Official will initiate a Public Hearing before the Unsafe Structures Board of the City of Sunrise (the "Board"). Failure to comply with the said further orders of the Board may cause the Building Official to initiate action to correct the unsafe condition(s), including demolition, the cost of which shall be charged against the Property as a lien or special assessment collectable according to established procedures.

You are also advised that Section 116.7 of the Code permits the Building Official to file this Notice in the Public Records of Broward County to serve as constructive notice to all subsequent purchasers, transferees, grantees, mortgagees, lessees and all persons claiming or acquiring an interest in the Property that violations of the Code exist and that a Notice of Compliance for the Notice will not be filed in the public record unless and until you correct the subject violation(s) and reimburse the Building Official for all costs incurred pursuant to this Notice.

**You have a right to appeal this Notice of Violation**

**YOU ARE FURTHER** advised you may appeal this Notice to the Board by forwarding a written appeal to the Board's Secretary. Your written appeal must be received by the Board's Secretary prior to expiration of the date specified above for compliance.

Such written appeal shall be in the form of a certified statement that sets forth the reason(s) for your appeal and stating why you consider the Building Official to be in error and is addressed to the Board Secretary, Unsafe Structures Board, City of Sunrise, 1607 NW 136<sup>th</sup> Ave, Bldg B, Sunrise, Florida 33323. Upon receipt of a written appeal, the Board Secretary will forward all parties in interest written notification as to the time and place the Board shall conduct a Public Hearing on this matter. The Board Secretary can be reached by telephone at 954-572-2363.

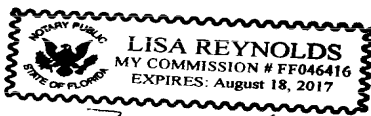
DONE AT SUNRISE, FLORIDA, this 8<sup>th</sup> day of January, 2015.

*[Signature]*  
BUILDING OFFICIAL OR AGENT

STATE OF FLORIDA  
COUNTY OF BROWARD

SUBSCRIBED AND SWORN to before me this 8<sup>th</sup> day of January, 2015, by Aaron Silverman, who is personally known to me.

(SEAL)



*Lisa Reynolds*  
NOTARY PUBLIC, STATE OF FLORIDA

PrintName: Lisa Reynolds

Commission No. # FF 046416



**Prepared by and Return to:**  
**Mauricio Garcia, Esq.**  
**Law Offices of Mauricio Garcia, P.A.**  
**P.O. Box 451475**  
**Sunrise, FL 33345**

**BALLOON MORTGAGE**

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE PRINCIPAL BALANCE DUE ON MATURITY IS \$80,000.00 (EIGHTY THOUSAND DOLLARDS), TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

This mortgage deed (the "mortgage"), dated as of May 23<sup>rd</sup>, 2016, by and between NY INVESTMENT GROUP, LLC, Florida limited Liability Company, referred to below as "mortgagor," and *JOHNNY GAVIRIA*, having an office at 5808 N Plum Bay Parkway Tamarac, FL 33321 referred to below as "mortgagee."

In consideration of the premises and in order to secure the payment of both the principal of the note, and interest and any other sums payable on the note (as defined below) or this mortgage and the performance and observance of all of the provisions of this mortgage and of the note, mortgagor grants, sells, warrants, conveys, assigns, transfers, mortgages and sets over and confirms to mortgagee, all of mortgagor's estate, right, title and interest in, to and under real property in Broward County, Florida, more particularly described as follows:

Lot 10, Block 5, SUNRISE GOLF VILLAGE, SECTION TWENTY-FOUR PART ONE, according to the plat thereof, as recorded in Plat Book 85, at Page 36, of the Public Records of Broward County, Florida.

Physical Address: 11420 NW 29<sup>th</sup> Place Sunrise, FL 33323; Property Appraiser's Parcel I.D. No. 4940 24 05 1000.

Together with all improvements now or later located on the real property and all fixtures, appliances, apparatus, equipment, furnishings, heating and air conditioning equipment, machinery and articles of personal property and replacement of it (other than those owned by lessees of the real property) now or later affixed to, attached to, placed on, or used in any way in connection with the complete and comfortable use, occupancy, or operation of the real property, all licenses and permits used or required in connection with the use of the real property, all leases of the real property now or later entered into and all right, title and interest of mortgagor under it, including without limitation, cash or securities deposited under it pursuant to the leases, and all rents, issues, proceeds, and profits accruing from the real property and together with all proceeds of the conversion, voluntary or involuntary of any of the above into cash or liquidated claims, including without limitation, proceeds of insurance and condemnation awards (the above real property, tangible and intangible personal property referred to collectively below as the mortgaged property). Mortgagor grants to mortgagee a security interest in the above-described tangible and intangible personal property.

To hold the mortgaged property, together with all the tenements, hereditaments and appurtenances belonging to or in any way appertaining and the reversion and reversions of it and all the estate, right, title, interest, homestead, dower and right of dower, separate estate, possession, claim and demand whatsoever, as well in law as in equity, of mortgagor and to the same, and every part of it, with the appurtenances of mortgagor in and to the same, and every part and parcel of it to mortgagee.

Mortgagor warrants that mortgagor has a good and marketable title to an indefeasible fee estate in the real property comprising the mortgaged property subject to no lien, charge or encumbrance except as mortgagee has agreed to accept in writing. Mortgagor covenants that this mortgage is and will remain a valid and enforceable mortgage on the mortgaged property subject only to the exceptions provided in this mortgage. Mortgagor has full power and lawful authority to mortgage the mortgaged property in the manner and form used here whether intended now or intended to be done later. Mortgagor will preserve the title and will forever warrant and defend it to mortgagee and will forever warrant and defend the validity and priority of the lien against the claims of all persons and parties.

Mortgagor will, at the cost of mortgagor, and without expense to mortgagee, do any acts and execute, acknowledge and deliver all deeds, conveyances, mortgages, assignments, notices of assignments, transfers and assurances as mortgagee shall from time to time require to preserve the priority of the lien of this mortgage or to facilitate the performance of the terms of it.

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Provided, however, that if mortgagor pays to mortgagee the indebtedness in the principal sum of \$80,000.00 as evidenced by a promissory note (the "note"), of even date with this mortgage, or any renewal or replacement of the note, executed by mortgagor and payable to order of mortgagee, with interest and on the terms as provided in it, and together with all other sums advanced by mortgagee to or on behalf of mortgagor pursuant to the note or this mortgage, the final maturity date of the note and this mortgage as specified in the note and shall perform all other covenants and conditions of the note, all of the terms of which are incorporated by reference as though set forth fully here, and of any renewal, extension or modification, of it and of this mortgage, then this mortgage and the estate created by it shall cease and terminate.

Mortgagor further agrees with mortgagee as follows:

1. To pay all sums, including interest secured, when due, as provided for in the note and any renewal, extension or modification of it and in this mortgage, all sums to be payable in lawful money of the United States of America at mortgagee's principal office mentioned above, or at any other place as mortgagee may designate in writing.
2. To pay when due, and without requiring any notice from mortgagee, all taxes, assessments of any type or nature and other charges levied or assessed against the mortgaged property or this mortgage and produce receipts for it on demand. To immediately pay and discharge any claim, lien or encumbrance against the mortgaged property which may be or become superior to this mortgage and to permit no default or delinquency on any other lien, encumbrance or charge against the mortgaged property.
3. Deleted.
4. To promptly pay all taxes and assessments assessed or levied under and by virtue of any state, federal or municipal law or regulation passed later, against mortgagee on this mortgage or the debt secured by this mortgage, or on its interest under this mortgage, provided however, that the total amount paid for any taxes pursuant to this paragraph together with the interest payable on the indebtedness shall not exceed the highest lawful rate of interest in Florida. In the event of the passage of any such law or regulation imposing a tax or assessment against mortgagee on this mortgage or the debt secured by it, the entire indebtedness secured by this mortgage shall become immediately due and payable at the option of mortgagee.
5. To keep the mortgaged property insured against loss or damage by fire, and all perils insured against by an extended coverage endorsement, and any other risks and perils as mortgagee in its discretion may require. The policy or policies of insurance shall be in the form in general use from time to time in the locality in which the mortgaged property is situated, shall be in an amount as mortgagee may reasonably require, shall be issued by a company or companies approved by mortgagee, and shall contain a standard mortgagee clause with loss payable to mortgagee. Whenever required by mortgagee, the policies shall be delivered immediately to and held by mortgagee. Any and all amounts received by mortgagee under any of the policies may be applied by mortgagee on the indebtedness secured by this mortgage in a manner as mortgagee may, in its sole discretion, elect. At the option of mortgagee, the entire amount so received or any part of it may be released. Neither the application nor the release of any such amounts shall cure or waive any default. On exercise of the power of sale given in this mortgage or other acquisition of the mortgaged property or any part of it by mortgagee, the policies shall become the absolute property of mortgagee.
6. To first obtain the written consent of mortgagee, the consent to be granted or withheld at the sole discretion of mortgagee, before:
  - (a) removing or demolishing any building now or erected later on the premises;
  - (b) altering the arrangement, design or structural character of it;
  - (c) making any repairs which involve the removal of structural parts or the exposure of the interior of the building to the

elements;

(d) cutting or removing or permitting the cutting and removal of any trees or timber on the mortgaged property;

(e) removing or exchanging any tangible personal property which is part of the mortgaged property; or

(f) entering into or modifying any leases of the mortgaged property.

7. To maintain the mortgaged property in good condition and repair, including but not limited to the making of any repairs as mortgagee may from time to time determine to be necessary for the preservation of the mortgaged property and to not commit or permit any waste. Mortgagee shall have the right to inspect the mortgaged property on reasonable notice to mortgagor.

8. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the mortgaged property, and not to cause or permit any violation of them.

9. If mortgagor fails to pay any claim, lien or encumbrance which is superior to this mortgage, or when due, any tax or assessment of insurance premium, or to keep the mortgaged property in repair, or commits or permits waste, or if there is commenced any action or proceeding affecting the mortgaged property or the title to it, or the interest of mortgagee in it, including, but not limited to, eminent domain and bankruptcy or reorganization proceedings, then mortgagee, at its option, may pay the claim, lien, encumbrance, tax, assessment or premium, with right of subrogation. In addition, mortgagee may make the repairs and take any steps as it deems advisable to prevent or cure the waste, and may appear in any such action or proceeding and retain counsel, and take any action as mortgagee deems advisable. For any of these purposes mortgagee may advance any sums of money, including all costs, reasonable attorney's fees and other items of expense as it deems necessary. Mortgagee shall be the sole judge of the legality, validity and priority of any such claim, lien, encumbrance, tax, assessment and premium and of the amount necessary to be paid in satisfaction of it. Mortgagee shall not be held accountable for any delay in making any such payment, which may result in any additional interest, costs, charges, expenses or otherwise.

10. Mortgagor will pay to mortgagee, immediately and without demand, all sums of money advanced by mortgagee to protect the security pursuant to this mortgage, including all costs, reasonable attorney's fees and other items of expense, together with interest on each advancement at the highest lawful rate of interest per year allowed by the law of the State of Florida. All such sums and interest shall be secured by this mortgage.

11. All sums of money secured here shall be payable without any relief from any valuation or appraisal laws.

12. If default is made in payment of any installment of principal or interest of the note or any part of it when due, or in payment, when due, or any other sum secured by this mortgage, or in performance of any of mortgagor's obligations, covenants or agreements under this mortgage, all of the indebtedness secured by it shall become and be immediately due and payable at the option of mortgagee, without notice or demand, which are expressly waived. In this event, mortgagee may avail itself of all rights and remedies, at law or in equity, and this mortgage may be foreclosed with all rights and remedies afforded by the laws of Florida and mortgagor shall pay all costs, charges and expenses, including a reasonable attorney's fee, including all costs, expenses and attorney's fees, for any retrial, rehearing or appeals. The indebtedness secured by this mortgage shall bear interest at the highest lawful rate of interest per year allowed by the law of the State of Florida from and after the date of any default of mortgagor. If the note provides for installment payments, mortgagee may, at its option, collect a late charge as may be provided for in the note, to reimburse mortgagee for expenses in collecting and servicing the installment payments.

13. If default is made in payment, when due, of any indebtedness secured by this mortgage, or in performance of any of mortgagor's obligations, covenants or agreements contained here:

(a) Mortgagee is authorized at any time, without notice, in its sole discretion to enter on and take possession of the mortgaged property or any part of it, to perform any acts mortgagee deems necessary or proper to conserve the security and to collect and receive all rents, issues and profits of it, including those past due and those accruing later; and

(b) Mortgagee shall be entitled, as a matter of strict right, without notice and ex parte, and without regard to the value or occupancy of the security, or the solvency of mortgagor, or the adequacy of the mortgaged property as security for the note, to have a receiver appointed to enter on and take possession of the mortgaged property, collect the rents and profits from it and apply them as the court may direct, the receiver to have all the rights and powers permitted under the laws of Florida.

In either case, mortgagee or the receiver may also take possession of, and for these purposes use, any and all personal property which is a part of the mortgaged property and used by mortgagor in the rental or leasing of the mortgaged property or any part of it. The expense (including receiver's fees, counsel fees, costs and agent's compensation) incurred pursuant to the powers contained in this mortgage shall be secured by this mortgage. Mortgagee shall (after payment of all costs and expenses incurred) apply any rents, issues and profits received by it on the indebtedness secured here in the order that mortgagee determines. The right to enter and take possession of the mortgaged property, to manage and operate it, and to collect the rents, issues and profits of it, whether by a receiver or otherwise, shall be cumulative to any other right or remedy described here or afforded by law, and may be exercised concurrently or independently. Mortgagee shall be liable to account only for the rents, issues and profits actually received by mortgagee.

14. If the indebtedness secured in this mortgage is now or later further secured by chattel mortgages, security interest, financing statements, pledges, contracts of guaranty, assignments of leases, or other securities, or if the mortgaged property encumbered consists of more than one parcel of real property, mortgagee may at its option exhaust any one or more of the securities and security under this mortgage, or any parcels of the security under this mortgage, either concurrently or independently, and in such an order as it may determine.

15. This mortgage shall secure not only existing indebtedness, but also any future advances, whether the advances are obligatory or to be made at the option of mortgagee, or otherwise, as are made within *9 months* from the date of this mortgage, to the same extent as if the future advances were made on the date of the execution of this mortgage, but the secured indebtedness shall not exceed at any time the maximum principal amount of the note, plus interest on it, and any disbursements made for the payment of taxes, levies, or insurance, on the mortgaged property, with interest on the disbursements. Any future advances, whether obligatory or to be made at the option of mortgagee, or otherwise, may be made either before or after the due date of the note or any other notes secured by this mortgage. This mortgage is given for the specific purpose of securing any and all indebtedness by mortgagor to mortgagee (but in no event shall the secured indebtedness exceed at any time the maximum principal amount set forth in this paragraph) in whatever manner this indebtedness may be evidenced or represented, until this mortgage is satisfied of record. All covenants and agreements contained in this mortgage shall be applicable to all further advances made by mortgagee to mortgagor under this future advance clause.

16. No delay by mortgagee in exercising any right or remedy described here, or otherwise afforded by law, shall operate as a waiver of that right or remedy or preclude the exercise of it during the continuance of any default under this mortgage. No waiver by mortgagee of any default shall constitute a waiver of or consent to subsequent defaults. No failure of mortgagee to exercise any option given to accelerate maturity of the debt secured by this mortgage, no forbearance by mortgagee before or after the exercise of the option and no withdrawal or abandonment of foreclosure proceeding by mortgagee shall be taken or construed as a waiver of its right to exercise the option or to accelerate the maturity of the debt secured this mortgage by reason of any past, present or future default on the part of mortgagor. Similarly, neither the procurement of insurance nor the payment of taxes or other liens or charges by mortgagee shall be taken or construed as a waiver of its right to accelerate the maturity of the debt secured in this mortgage.

17. Without affecting the liability of mortgagor or any other person (except any person expressly released in writing) for payment of any indebtedness secured by this mortgage or for performance of any obligation contained in it, and without affecting the rights of mortgagee with respect to any security not expressly released in writing, mortgagee may, at any time and from time to time, either before or after the maturity of the note, and without notice or consent:

- (a) release any person liable for payment of all or any part of the indebtedness or for performance of any obligation;
- (b) make any agreement extending the time or otherwise altering the terms of payment of all or any part of the indebtedness, or modifying or waiving any obligation, or subordinating, modifying or otherwise dealing with the lien or charge here;
- (c) exercise or refrain from exercising or waive any right mortgagee may have;
- (d) accept additional security of any kind; and
- (e) release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the mortgaged property.

18. Any agreement made later by mortgagor and mortgagee pursuant to this mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

19. Mortgagor waives all right of homestead exemption, if any, in the mortgaged property.

20. In the event of condemnation proceedings of the mortgaged property, the award or compensation payable is assigned to and shall be paid to mortgagee. Mortgagee shall be under no obligation to question the amount of any such award or compensation and may accept it in the amount in which it shall be paid. In any such condemnation proceedings, mortgagee may be represented by counsel selected by mortgagee. The proceeds of any award or compensation received, at the option of mortgagee, will either be applied to the prepayment of the note and at the rate of interest provided in it, regardless of the rate of interest payable on the award by the condemning authority, or at the option of mortgagee, the award shall be paid over to mortgagor for restoration of the mortgaged property.

21. If mortgagee, pursuant to a construction loan agreement or loan commitment made by mortgagee with mortgagor, agrees to make construction loan advances up to the principal amount of the note, then mortgagor covenants that it will comply with all of the terms, provisions and covenants of the construction loan agreement or loan commitment, will diligently construct the improvements to be built pursuant to the terms of the construction loan agreement or loan commitment, all of the terms of which are incorporated in this mortgage by reference as though set forth fully and will permit no defaults to occur and if a default shall occur, it shall constitute a default under this mortgage and the note.

22. At the option of mortgagee, mortgagor shall provide mortgagee with periodic certified audited statements of the operations of and the financial condition of mortgagor.

23. The loan represented by this mortgage and the note is personal to mortgagor, and mortgagee made the loan to the mortgagor based on the credit of mortgagor and mortgagee's judgment of the ability of mortgagor to repay all sums due under this mortgage. Therefore this mortgage may not be assumed by any subsequent holder of an interest in the mortgaged property. If all or any part of the mortgaged property, or any interest in it, is sold, conveyed, transferred (including a transfer by agreement for deed or land contract) or further encumbered by mortgagor without mortgagee's prior written consent excluding the grant of any leasehold interest in the mortgaged property not containing an option to purchase, which is made in the ordinary course of mortgagor's business, then mortgagee may declare all sums secured by this mortgage immediately due and payable.

24. Mortgagor represents and warrants that if it is a corporation, it is duly organized and validly existing, in good standing under the laws of the state of its incorporation, has stock outstanding which has been duly and validly issued, and is qualified to do business and is in good standing in the State of Florida, with full power and authority to consummate the loan contemplated here. If mortgagor is a partnership, it represents and warrants that it is duly formed and validly existing, and is fully qualified to do business in the State of Florida, with full power and authority to consummate the loan contemplated

here.

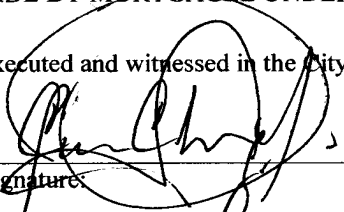
25. If any one or more of the provisions contained in this mortgage or in the note is for any reason held to be invalid, illegal or unenforceable in any respect, the invalidity, illegality or unenforceability shall, at the option of mortgagee, not affect any other provisions of this mortgage, but this mortgage shall be construed as if the invalid, illegal or unenforceable provision had never been contained in this mortgage. The total interest payable pursuant to the note or this mortgage shall not in any one year exceed the highest lawful rate of interest permitted in the State of Florida.

26. The covenants and agreements contained here shall bind and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors, and assigns of the parties. Wherever used, the singular number includes the plural, the plural includes the singular, and the use of any gender applies to all genders. All covenants, agreements and undertakings shall be joint and several. If additional numbered covenants or paragraphs are for convenience inserted in this mortgage, the additional covenants shall be read and given effect as though following this covenant in consecutive order.

In witness of the above, mortgagor has duly executed this mortgage as of the date first above-written.

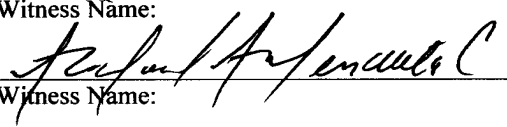
THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE ON MATURITY IS \$80,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Executed and witnessed in the City of Sunrise, Florida on the day and year first above-written.

  
Signature: \_\_\_\_\_

Printed Name: NY INVESTMENT GROUP, LLC., a Florida Limited Liability Company, by its designated managing member Carlos Chavez.

  
Witness Name: \_\_\_\_\_

  
Witness Name: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me on this date: 23<sup>rd</sup> day of May 2016, by Carlos Chavez as duly authorized managing member of NY Investment Group, LLC., who is/are known to me or produced the following FLORIDA DRIVER LICENSE as identification.

  
Notary Public Signature -- State of Florida

Printed Name: \_\_\_\_\_ (Seal)  
RAFAEL A. MENDIETA CONTRERAS



Rafael A. Mendieta Contreras  
COMMISSION #FF227803  
EXPIRES: May 6, 2019  
WWW.AARONOTARY.COM

9

**ORDER IMPOSING A FINE**

SPECIAL MAGISTRATE  
CITY OF FORT LAUDERDALE, FLORIDA

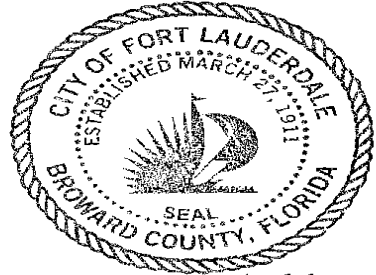
Space Reserved Recording Information

CITY OF FORT LAUDERDALE  
Petitioner,

CASE NO. CE15101370

v.

NY INVESTMENT GROUP LLC  
Respondent(s)



That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 0205070070

Legal: RIVER GARDENS 19-23 B LOT 9 BLK 1

More commonly known as: 516 NW 21 TER

2. That the Special Magistrate did issue on the 3<sup>rd</sup> day of March 2016, a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 14<sup>th</sup> day of April 2016 or pay a fine in the amount of \$50.00 per day for the violation of FBC(2014) 105.3.2.1 and \$50 per day for FBC(2014) 110.6.
3. On June 2, 2016, the Special Magistrate found that the respondent(s) did not comply with the Final Order and any subsequent orders on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 2<sup>nd</sup> day of May 2016, did impose a fine in the amount of \$3,100.00 which continues to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. The City shall record a certified copy of this Order in the Public Records of Broward County. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

I certify this document to be a true  
and correct copy of the original.  
WITNESS MY HAND AND SEAL  
on 8/26 2016

*[Signature]*  
Clerk, Code Enforcement Division, Special Magistrate  
City of Fort Lauderdale, Fla.

2


Case No: CE15101370  
Property: 516 NW 21 TER

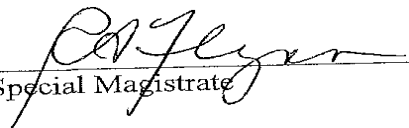
**LIEN AND FORECLOSURE NOTICE:**

Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 2nd day of June 2016.

ATTEST:

  
\_\_\_\_\_  
Clerk (Special Magistrate)

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

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Rose-Ann Flynn, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

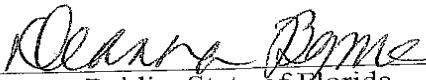
STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 8 day of June 2016, by Porshia Goldwire as Clerk and Rose-Ann Flynn as Special Magistrate for the City of Fort Lauderdale, who are personally known to me or have produced N/A as identification.

(SEAL)



DEANNA BOJMAN  
MY COMMISSION # FF 170704  
EXPIRES: October 31, 2018  
Bonded Thru Budget Notary Services

  
\_\_\_\_\_  
Notary Public, State of Florida  
(Signature of Notary taking Acknowledgment)

Name of Notary Typed, Printed or Stamped


My Commission Expires: \_\_\_\_\_

Commission Number: \_\_\_\_\_

This instrument prepared by and returns to:

Geneva Williams  
Code Enforcement Division  
Department of Sustainable Development  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311  
(954) 828-5256

I certify this document to be a true and correct copy of the original.  
WITNESS MY HAND AND SEAL  
on 8/26 2016

  
\_\_\_\_\_  
Clerk, Code Enforcement Division, Special Magistrate  
City of Fort Lauderdale, Fla



**ORDER IMPOSING A FINE**

SPECIAL MAGISTRATE  
CITY OF FORT LAUDERDALE, FLORIDA

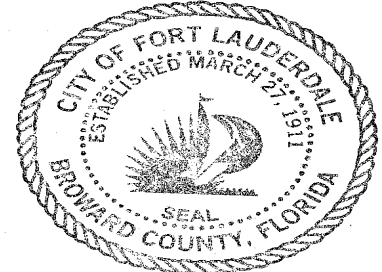
Space Reserved Recording Information

CITY OF FORT LAUDERDALE  
Petitioner,

CASE NO. CE14082191

v.

NY INVESTMENT GROUP LLC  
Respondent(s)



That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 0205070070

Legal: RIVER GARDENS 19-23 B LOT 9 BLK 1

More commonly known as: 516 NW 21 TER

2. That the Special Magistrate did issue on the 15<sup>th</sup> day of January 2015, a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 12<sup>th</sup> day of March 2015 or pay a fine in the amount of \$50.00 per day for the violation of 18-7(b).
3. On November 3, 2016, the Special Magistrate found that the respondent(s) did not comply with the Final Order and any subsequent orders on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 3<sup>rd</sup> day of November 2016, did impose a fine in the amount of \$26,450.00 which continues to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. The City shall record a certified copy of this Order in the Public Records of Broward County. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

I certify this document to be a true  
and correct copy of the original.

WITNESS MY HAND AND SEAL  
on 11/10 2017

Clerk, Code Enforcement Board/Special Magistrate  
Unsatis Structures Board  
City of Fort Lauderdale, Fla.

2

Case No: CE14082191  
Property: 516 NW 21 TER

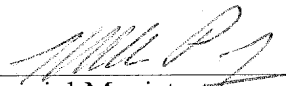
**LIEN AND FORECLOSURE NOTICE:**

Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 3<sup>rd</sup> day of November 2016.

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate

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

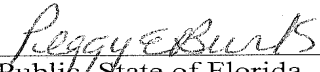
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Mark Purdy, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 15 day of November 2016, by Porshia Goldwire as Clerk and Mark Purdy as Special Magistrate for the City of Fort Lauderdale, who are personally known to me or have produced N/A as identification.

(SEAL)



  
\_\_\_\_\_  
Notary Public, State of Florida  
(Signature of Notary taking Acknowledgment)

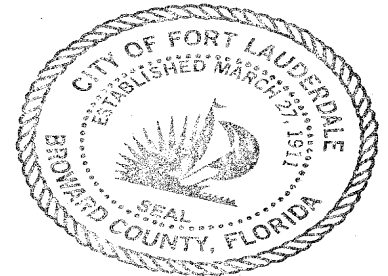
\_\_\_\_\_  
Name of Notary Typed, Printed or Stamped


\_\_\_\_\_  
My Commission Expires:

\_\_\_\_\_  
Commission Number:

This instrument prepared by and returns to:

Geneva Williams  
Code Enforcement Division  
Department of Sustainable Development  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311  
(954) 828-5256



I certify this document to be a true and correct copy of the original.  
WITNESS MY HAND AND SEAL  
on 11/03 2016  
  
Clerk, Code Enforcement, and Unsafe Structures Board  
City of Fort Lauderdale, Fla.

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

DATE: February 1st, 2022  
PROPERTY ID # 494024-05-1000 (TD # 48019)

# WARNING

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

NY INVESTMENT GROUP LLC  
11420 NW 29TH PL  
SUNRISE, FL 33323-1639

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 11420 NW 29 PLACE, SUNRISE, FL 33323 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 February 28, 2022 .....\$5,418.50
- Or
- \* Estimated Amount due if paid by March 15, 2022 .....\$5,483.70

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

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

DATE: February 1st, 2022  
PROPERTY ID # 494024-05-1000 (TD # 48019)

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NY INVESTMENT GROUP, LLC  
4851 NW 103RD AVE SUITE 43-E  
SUNRISE, FL 33351

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

DATE: February 1st, 2022  
PROPERTY ID # 494024-05-1000 (TD # 48019)

# WARNING

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NY INVESTMENT GROUP, LLC  
9891 NW 20TH PL  
SUNRISE, FL 33322-3642

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

DATE: February 1st, 2022  
PROPERTY ID # 494024-05-1000 (TD # 48019)

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\* REALTY WHOLESALERS INC  
471 GREYNOLDS CIR  
LANTANA, FL 33462-4565

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

DATE: February 1st, 2022  
PROPERTY ID # 494024-05-1000 (TD # 48019)

# WARNING

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\*BRODIE, KERRY-ANN H/E  
AYRES, STERLYN  
11410 NW 29TH PL  
SUNRISE, FL 33323-1639

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

DATE: February 1st, 2022  
PROPERTY ID # 494024-05-1000 (TD # 48019)

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\*LIZARDO, JENNER  
MUNOZ, CARMEN M  
11421 NW 29TH ST  
SUNRISE, FL 33323-1656

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

DATE: February 1st, 2022  
PROPERTY ID # 494024-05-1000 (TD # 48019)

# WARNING

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CARLOS CHAVEZ, REGISTERED AGENT O/B/O NY INVESTMENT GROUP, LLC

9891 NW 20 PLACE  
SUNRISE, FL 33322

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

DATE: February 1st, 2022  
PROPERTY ID # 494024-05-1000 (TD # 48019)

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CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AVE  
FORT LAUDERDALE, FL 33301

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SUSTAINABLE DEVELOPMENT  
700 NW 19TH AVE  
FORT LAUDERDALE, FL 33311

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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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

DATE: February 1st, 2022  
PROPERTY ID # 494024-05-1000 (TD # 48019)

# WARNING

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

CITY OF SUNRISE  
10770 WEST OAKLAND PARK BLVD  
SUNRISE, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 11420 NW 29 PLACE, SUNRISE, FL 33323 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 February 28, 2022 .....\$5,418.50
- Or
- \* Estimated Amount due if paid by March 15, 2022 .....\$5,483.70

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

DATE: February 1st, 2022  
PROPERTY ID # 494024-05-1000 (TD # 48019)

# WARNING

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

CITY OF SUNRISE  
1607 NW 136 AVENUE, BUILDING B  
SUNRISE, FL 33323

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 11420 NW 29 PLACE, SUNRISE, FL 33323 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

DATE: February 1st, 2022  
PROPERTY ID # 494024-05-1000 (TD # 48019)

# WARNING

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

CITY OF SUNRISE  
ATTN CITY MANAGER'S OFFICE  
10770 W OAKLAND PARK BLVD  
SUNRISE, FL 33351-6816

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 11420 NW 29 PLACE, SUNRISE, FL 33323 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2022  
PROPERTY ID # 494024-05-1000 (TD # 48019)

# WARNING

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

CITY OF SUNRISE UNSAFE STRUCTURES BOARD  
1607 NW 136TH AVE, BLDG B  
SUNRISE, FL 33323

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

DATE: February 1st, 2022  
PROPERTY ID # 494024-05-1000 (TD # 48019)

# WARNING

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

JOHNNY GAVIRIA  
5808 N PLUM BAY PARKWAY  
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 11420 NW 29 PLACE, SUNRISE, FL 33323 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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<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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**TD 48019 MARCH 2022 WARNING**  
**NY INVESTMENT GROUP LLC**  
**11420 NW 29TH PL**  
**SUNRISE, FL 33323-1639**

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City, State, ZIP+4® \_\_\_\_\_

**TD 48019 MARCH 2022 WARNING**  
**NY INVESTMENT GROUP, LLC**  
**4851 NW 103RD AVE SUITE 43-E**  
**SUNRISE, FL 33351**

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**TD 48019 MARCH 2022 WARNING**  
**NY INVESTMENT GROUP, LLC**  
**9891 NW 20TH PL**  
**SUNRISE, FL 33322-3642**

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**TD 48019 MARCH 2022 WARNING**  
**\* REALTY WHOLESALERS INC**  
**471 GREYNOLDS CIR**  
**LANTANA, FL 33462-4565**

City, State, ZIP+4™

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

See Reverse for Instructions

7020 2450 0001 8124 0101

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**TD 48019 MARCH 2022 WARNING**

**\*BRODIE, KERRY-ANN H/E**

**AYRES, STERLYN**

**11410 NW 29TH PL**

**SUNRISE, FL 33323-1639**

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**TD 48019 MARCH 2022 WARNING**  
**\*LIZARDO, JENNER**  
**MUNOZ, CARMEN M**  
**11421 NW 29TH ST**  
**SUNRISE, FL 33323-1656**

7020 2450 0001 8124 0125

7020 2450 0001 8124 0132

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**TD 48019 MARCH 2022 WARNING**  
**CARLOS CHAVEZ, REGISTERED AGENT O/B/O NY**  
**INVESTMENT GROUP, LLC**  
**9891 NW 20 PLACE**  
**SUNRISE, FL 33322**

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

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**TD 48019 MARCH 2022 WARNING**  
**CITY OF FORT LAUDERDALE**  
**100 NORTH ANDREWS AVE**  
**FORT LAUDERDALE, FL 33301**



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**TD 48019 MARCH 2022 WARNING**  
**CITY OF FORT LAUDERDALE CODE ENFORCEMENT**  
**DIVISION DEPARTMENT OF SUSTAINABLE**  
**DEVELOPMENT**  
**700 NW 19TH AVE**  
**FORT LAUDERDALE, FL 33311**

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To	<b>TD 48019 MARCH 2022 WARNING</b>
\$	<b>CITY OF SUNRISE</b>
St	<b>10770 WEST OAKLAND PARK BLVD</b>
St	<b>SUNRISE, FL 33351</b>
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**TD 48019 MARCH 2022 WARNING**  
**CITY OF SUNRISE**  
**1607 NW 136 AVENUE, BUILDING B**  
**SUNRISE, FL 33323**

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**TD 48019 MARCH 2022 WARNING**  
**CITY OF SUNRISE**  
**ATTN CITY MANAGER'S OFFICE**  
**10770 W OAKLAND PARK BLVD**  
**SUNRISE, FL 33351-6816**

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**TD 48019 MARCH 2022 WARNING**

**CITY OF SUNRISE UNSAFE STRUCTURES BOARD**

**1607 NW 136TH AVE, BLDG B**

**SUNRISE, FL 33323**

City, State, ZIP+4™

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

See Reverse for Instructions

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**TD 48019 MARCH 2022 WARNING**

**JOHNNY GAVIRIA**  
**5808 N PLUM BAY PARKWAY**  
**TAMARAC, FL 33321**

City, State, ZIP+4®

7020 2450 0007 8124 0200

**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:

**TR 40019 MARCH 2022 WARNING**  
**JOHNNY GAVIRIA**  
**5808 N PLUM BAY PARKWAY**  
**TAMARAC, FL 33321**



9590 9402 6576 1028 2887 37

2. Article Number (Transfer from service label)

7020 2450 0001 8124 0200

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

*[Handwritten Date]*

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

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

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 48019 MARCH 2022 WARNING**  
**CITY OF SUNRISE**  
**18770 WEST OAKLAND PARK BLVD**  
**SUNRISE, FL 33351**



9590 9402 6576 1028 2886 83

2. Article Number (Transfer from service label)

7020 2450 0001 8124 0163

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Michelle*  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 |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

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 48019 MARCH 2022 WARNING  
 CITY OF SUNRISE  
 ATTN CITY MANAGER'S OFFICE  
 10770 W OAKLAND PARK BLVD  
 SUNRISE, FL 33351-6816



9590 9402 6576 1028 2887 13

2. Article Number (Transfer from service label)

7020 2450 0001 8124 0187

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Willie*  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 |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

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 48019 MARCH 2022 WARNING**

**\*LIZARDO, JENNER**

**MUNOZ, CARMEN M**

**11421 NW 29TH ST**

**MIAMI, FL 33123-1656**



**9590 9402 6004 0069 2151 82**

2. Article Number (Optional)

**020 2450 0001 8124 0125**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**x RT 2302**

- Agent
- Addressee

B. Received by (Printed Name)

**C MUNOZ**

C. Date of Delivery

**2/1/22**

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

3. Service Type

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

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

TD 48019 MARCH 2022 WARNING  
 CITY OF FORT LAUDERDALE CODE ENFORCEMENT  
 DIVISION DEPARTMENT OF SUSTAINABLE  
 DEVELOPMENT  
 700 NW 19TH AVE  
 FORT LAUDERDALE, FL 33311



9590 9402 6576 1028 2886 90

2. Article Number (Transfer from service label)

7020 2450 0001 8124 0156

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

C-19

- Agent
- Addressee

B. Received by (Printed Name)

LW 1131

C. Date of Delivery

2-9

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

3. Service Type

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

177 100 NA - 17-24 D 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 48019 MARCH 2022 WARNING**  
**\*BRODIE, KERRY-ANN H/E**  
**AYRES, STERLYN**  
**11410 NW 29TH PL**  
**SUNRISE, FL 33323-1639**



9590 9402 6004 0069 2151 99

2. Article Number (Transfer from service label)

7020 2450 0001 8124 0118

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X RT 230Z

- Agent
- Addressee

B. Received by (Printed Name)

AYRES S

C. Date of Delivery

2/7/22

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

3. Service Type

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