

TitleExpress[®]

A service of Grant Street Group

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

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

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 10/26/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/18/2021

CERTIFICATE # 2018-16730

ACCOUNT # 514203060640

ALTERNATE KEY # 666488

TAX DEED APPLICATION # 48029

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 11, Block 5 of DANIA HEIGHTS EXTENSION, according to the Plat thereof, as recorded in Plat Book 5, Page 19, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 242 SW 7 STREET, DANIA BEACH FL 33004

OWNER OF RECORD ON CURRENT TAX ROLL:

GEORGIOS VIHOS

242 SW 7 ST #2

DANIA BEACH, FL 33004 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

GEORGIOS VIHOS

OR: 31810, Page: 1206

242 SW 7 ST

DANIA, FL 33004 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MERIDIAN TAX

SB MUNI CUST FOR MERIDIAN TAX

PO BOX 31191

TAMPA, FL 33631-3191 (Tax Deed Applicant)

CITY OF DANIA BEACH

FINANCE DIRECTOR

100 WEST DANIA BEACH BLVD

DANIA BEACH, FL 33004 (Per Order and Liens)

OR: 47982, Page: 1551

Instrument: 113283928

Instrument: 113833046

Instrument: 114598002

Instrument: 115329964

Instrument: 115420178

Instrument: 115545906

Instrument: 116646714

BROWARD COUNTY ENVIRONMENTAL
PROTECTION AND GROWTH MANAGEMENT
DEPARTMENT ENVIRONMENTAL LICENSING AND
BUILDING PERMITTING DIVISION
CODE ENFORCEMENT SECTION
1 NORTH UNIVERSITY DRIVE, BOX #302
PLANTATION, FL 33324-2038 (Per Notices)

Instrument: 114190266
Instrument: 114190267

BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
CODE ENFORCEMENT BOARD
ONE NORTH UNIVERSITY DR
PLANTATION, FL (Per Order. No ZIP code included in address.)

Instrument: 114365112

CITY OF DANIA BEACH
CODE COMPLIANCE
100 WEST DANIA BEACH BLVD
DANIA BEACH, FL 33004 (Per Lien and Order in 47982-1551.)

Instrument: 115629601

CITY OF DANIA BEACH
FINANCE DEPARTMENT
(Per Lien. No address found on document.)

Instrument: 116154849

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 03 06 0640

CURRENT ASSESSED VALUE: \$29,010

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:

None found.

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



Site Address	242 SW 7 STREET, DANIA BEACH FL 33004	ID #	5142 03 06 0640
Property Owner	VIHOS, GEORGIOS	Millage	0413
Mailing Address	242 SW 7 ST #2 DANIA BEACH FL 33004	Use	00
Abbr Legal Description	DANIA HEIGHTS EXT 5-19 B LOT 11 BLK 5		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$29,010		\$29,010	\$29,010	
2019	\$43,510		\$43,510	\$28,350	\$695.08
2018	\$29,010	\$104,890	\$133,900	\$89,540	\$2,625.66

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$29,010	\$29,010	\$29,010	\$29,010
Portability	0	0	0	0
Assessed/SOH	\$29,010	\$29,010	\$29,010	\$29,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$29,010	\$29,010	\$29,010	\$29,010

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/14/2001	WD	\$50,000	31810 / 1206	\$4.00	7,252	SF
5/1/1991	WD	\$43,000	18418 / 225			
4/1/1979	WD	\$22,500				
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
L								
16						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48029

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:

GEORGIOS VIHOS
242 SW 7TH ST
DANIA BEACH, FL 33004-3948

VIHOS, GEORGIOS
242 SW 7TH ST # 2
DANIA BEACH, FL 33004-3948

*FRANKLIN, CALVIN D & ELEANOR
814 S RAINBOW DR
HOLLYWOOD, FL 33021-7519

*SCHULER, FAY E
238 SW 7TH ST
DANIA BEACH, FL 33004-3948

BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS CODE
ENFORCEMENT BOARD
ONE NORTH UNIVERSITY DR
PLANTATION, FL

BROWARD COUNTY
ENVIRONMENTAL PROTECTION AND
GROWTH MANAGEMENT
DEPARTMENT ENVIRONMENTAL
LICENSING AND BUILDING
PERMITTING DIVISION CODE
ENFORCEMENT SECTION
1 NORTH UNIVERSITY DRIVE, BOX
#302
PLANTATION, FL 33324-2038

CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004-3643

CITY OF DANIA BEACH
ATTN CODE COMPLIANCE
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004-3643

CITY OF DANIA BEACH FINANCE
DIRECTOR
100 WEST DANIA BEACH BLVD
DANIA BEACH, FL 33004

DECOTA CONSTRUCTION
1502 S FEDERAL HWY
DANIA BEACH, FL 33004-4351

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**

9

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48029

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: 514203-06-0640
Certificate Number: 16730
Date of Issuance: 05/23/2019
Certificate Holder: MERIDIAN TAXSB MUNI CUST FOR MERIDIAN TAX
Description of Property: DANIA HEIGHTS EXT 5-19 B
LOT 11 BLK 5

Name in which assessed: VIHOS,GEORGIOS
Legal Titleholders: VIHOS,GEORGIOS
242 SW 7 ST #2
DANIA BEACH, FL 33004

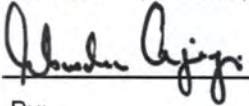
All of said property being in the County of Broward, State of Florida.

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: 6208.28

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Name in which assessed: VIHOS,GEORGIOS
Legal Titleholders: VIHOS,GEORGIOS
242 SW 7 ST #2
DANIA BEACH, FL 33004

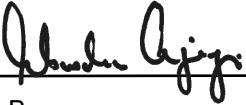
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Publish: DAILY BUSINESS REVIEW
Issues: 02/10/2022, 02/17/2022, 02/24/2022 & 03/03/2022
Minimum Bid: 6208.28

BROWARD DAILY BUSINESS REVIEW

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

STATE OF FLORIDA COUNTY OF BROWARD:

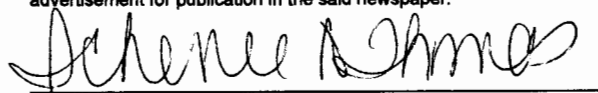
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida;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

48029
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 16730

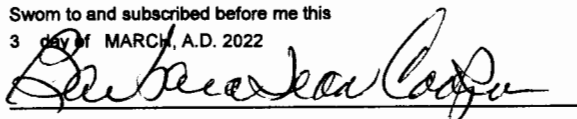
in the XXXX Court,
was published in said newspaper in the issues of

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.

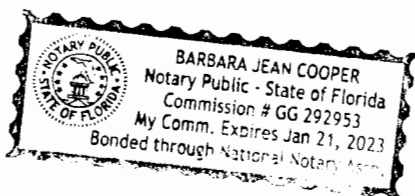


Sworn to and subscribed before me this
3 day of MARCH, A.D. 2022



(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 48029

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:

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Certificate Number: 16730

Date of Issuance: 05/23/2019

Certificate Holder:

MERIDIAN TAX SB MUNI CUST
FOR MERIDIAN TAX

Description of Property:

DANIA HEIGHTS EXT 5-19 B
LOT 11 BLK 5

Name in which assessed:

VIHOS, GEORGIOS

Legal Titleholders:

VIHOS, GEORGIOS

242 SW 7 ST #2

DANIA BEACH, FL 33004

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

(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: 6208.28
401-314

2/10-17-24 3/3 22-05/0000576795B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22005056

Broward County, FL VS Georgios Vihos

RETURN OF SERVICE



Court Case # TD 48029

Hearing Date:03/16/2022

Received by CCN 16737

02/09/2022 8:01 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Georgios Vihos 242 SW 7 Street #2 Dania Beach FL 33004**

Served:

Not Served:

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

Date: 02/10/2022 Time: 12:43 PM

On Georgios Vihos 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 on pole

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

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

By: *L. Spivey* #16737

D.S.

L. Spivey, #16737

RECEIPT INFORMATION

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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514203-06-0640 (TD #48029)

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 -2 AM 10:33
BROWARD COUNTY

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\$5,890.10
- Or
- * Amount due if paid by March 15, 2022\$5,961.83

*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

PLEASE SERVE THIS ADDRESS OR LOCATION

VIHOS, GEORGIOS
242 SW 7 STREET
DANIA BEACH, FL 33004

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 # 22005056

Broward County, FL VS Georgios Vihos

RETURN OF SERVICE

Court Case # TD 48029

Hearing Date:03/16/2022

Received by CCN 16737

02/09/2022 8:01 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Georgios Vihos 242 SW 7 Street #2 Dania Beach FL 33004**

Served:

X

Not Served:

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

Date: 02/10/2022 Time: 12:43 PM

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Other Returns: Other Returns

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COMMENTS: Posted Tax Notice on pole

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

By:

D.S.

L. Spivey, #16737

RECEIPT INFORMATION

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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514203-06-0640 (TD # 48029)

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

ORIGINAL DOCUMENT

NOTE

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

VIHOS, GEORGIOS
242 SW 7 ST #2
DANIA BEACH, FL 33004

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



Prepared by & Return to:
 Salome J. Zikakis, Esq.
 Parady & Zikakis, P.A.
 307 SE 14th Street
 Fort Lauderdale, FL 33316

INSTR # 101155108
OR BK 31810 PG 1206
 RECORDED 07/06/2001 09:23 AM
 COMMISSION
 BROWARD COUNTY
 DOC STMP-D 350.00
 DEPUTY CLERK 2000

Property Appraisers Parcel Identification (Folio) Numbers:
1203-06-0640
 Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 14 day of June, 2001, by **Ronald E Deckman, Jr.**, a single man, herein called the Grantor, to **Georgios Vihos**, whose post office address is **242 SW 7 Street, Dania, Florida 33004**, hereinafter called the Grantee: a single man

(Wherever used herein the terms "grantor" and "grantee" including all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz:

Lot 11, Block 5 of DANIA HEIGHTS EXTENSION, according to the Plat thereof, as recorded in Plat Book 5, Page 19, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2001 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Donna Morris
 Witness #1 Signature

DONNA MORRIS
 Witness #1 Printed Name

Natarsha Tyler
 Witness #2 Signature

Natarsha Tyler
 Witness #2 Printed Name

Ronald E Deckman, Jr. L.S.

Ronald E Deckman, Jr.
 P.O. Box 405, Orange Springs, Florida 32182

STATE OF FLORIDA
COUNTY OF MAXWELL

The foregoing instrument was acknowledged before me this 14 day of June, 2001 by Ronald E Deckman, Jr. who is personally known to me or has produced Gloria DTC as identification.

SEAL

Donna Morris
 Notary Signature

DONNA MORRIS
 Printed Notary Signature

My Commission Expires:



PREPARED BY:
TIMOTHY M. RYAN, ESQ.
Special City Attorney
City of Dania Beach
700 East Dania Beach Boulevard
Dania Beach, Florida 33004

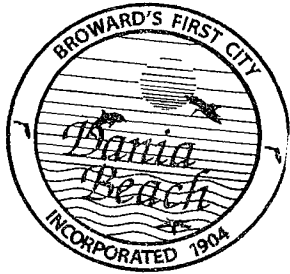
RETURN TO:
FINANCE DIRECTOR
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

CERTIFIED COPY OF ORDER OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE

STATE OF FLORIDA)
)
BROWARD COUNTY)

I DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Clerk of the Code Enforcement Special Magistrate of the City of Dania Beach, Broward County, Florida, and that same is in full force and effect.

WITNESS my hand and official seal at Dania Beach, Florida, this 16 day of June, 2011



CITY OF DANIA BEACH

By: *Louise Stilson*
Louise Stilson
City Clerk

NAME: GEORGIOS VIHOS

FOLIO: 1203-06-0640

CEB/CASE# 10-0933 SUPP.ORDER/CLAIM OF LIEN & FINAL ORDER

Supplemental Order/Claim of Lien
#10-0933
Page 1

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 10-0933
Municipal Corporation,

PETITIONER, : FINAL ORDER

vs. :

GEORGIOS VIHOS

RESPONDENT(S). :

SUPPLEMENTAL ORDER /CLAIM OF LIEN

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having received the notice and testimony of Code Officer Eric Walton, on the City's Motion to Confirm Fine held on June 2, 2011, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

1. The Respondent(s) or a representative for the Respondent(s) was not present at the hearing.
2. That the Code Compliance Special Magistrate did issue on September 2, 2010, a Final Order in the above-captioned case commanding the Respondent(s), Georgios Vihos, to bring the violations specified in the Final Order into compliance on or before October 12, 2010, or pay a fine in the amount of \$150.00 per day for each day of non-compliance thereafter.
3. The violations found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the following described real property located at 242 SW 7 STREET, Dania Beach, which property is legally described as: DANIA HEIGHTS EXT 5-19 B LOT 11 BLK 5 (# 1203 06 0640).
4. Respondent(s) did not comply with the Final Order on or before October 12, 2010. There are violations stated in the Final Order which still exist on the Property.

Supplemental Order/Claim of Lien
#10-0933
Page 2

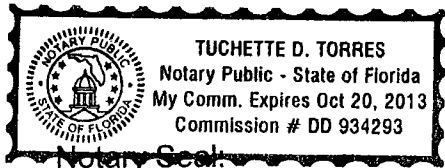
5. The fine stated in the Final Order is confirmed and ratified and shall accrue at the per diem rate specified until such time as the Respondent(s) has/have complied with the Final Order. Upon complying, **the Respondent(s) MUST notify** the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent(s) has/have complied.

6. The fine shall constitute a lien against the above-described real property and it shall be a lien against any other real or personal property owned by Respondent(s).

DONE and ORDERED at Dania Beach, Broward County, Florida, on

June 15, 2011.

CODE COMPLIANCE SPECIAL MAGISTRATE



By: [Signature]
Mark Berman, Esq.

Sworn and subscribed before me on
June 15, 2011.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Mark Berman is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent(s) on June 15, 2011.

CERTIFIED MAIL # 7010 3090 0001 3261 8029

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
tt

Return to: Code Compliance
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

CASE # 10-0933

PETITIONER,

vs.

GEORGIOS VIHOS

RESPONDENT(S).

**FINAL ORDER OF THE DANIA BEACH CODE COMPLIANCE SPECIAL
MAGISTRATE**

This proceeding came on for Formal Hearing on September 2, 2010, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

a. The Code Compliance Special Magistrate has jurisdiction of the Respondent(s) and the subject matter of this action.

b. The Respondent(s) or a representative for the Respondent(s) was not present at the hearing.

c. Respondent(s), Georgios Vihos, did allow the following code violations to exist at property Respondent(s) owns/own, located at 242 SW 7 Street, Dania Beach, Florida, which property is legally described as: DANIA HEIGHTS EXT 5-19 B LOT 11 BLK 5 (# 1203 06 0640):

1. DBCC 13-34 (a) Nuisance Accumulation. It is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage,

Final Order
#10-0933
Page 2

litter, stagnant water, trash, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises. There is debris on the premises. All trash and litter on the premises must be removed.

2. DBCC 22-21 Sidewalk Maintenance. States it is the duty of each owner of abutting property to construct or reconstruct, and to maintain and keep in uniform repair sidewalks in front of or abutting upon the property. The sidewalk is in a state of disrepair.

Upon consideration by the Special Magistrate, it is ORDERED:

1. Respondent(s) has/have been found to be in violation of the above described code sections listed in paragraph(s) c.(1) and c.(2). A fine of \$150.00 per day will begin running on October 12, 2010.

The City of Dania Beach shall have and recover from Respondent(s), for the foregoing violations listed above, a fine of \$150.00 per day beginning October 12, 2010.

The fine shall continue until the violations come into compliance with the sections of the City Code upon requested inspection. Upon complying, the Respondent(s) MUST notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent(s) has/have complied. If the Respondent(s) does/do not notify the City's Code Compliance Department, an officer will not inspect the property and the fine will continue to be imposed each day until a Code Officer is notified, inspects the property and determines the property to be in compliance with this order. The fine shall constitute a lien upon the real property and personal property of the Respondent(s).

2. **In addition, the Special Magistrate has also assessed an additional fine of \$100.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and must be paid prior to the compliance date as ordered. If not paid, this fine may also constitute a lien against the above referenced property which may also be actionable by law.**

Final Order
#10-0933
Page 3

In the event this Final Order is recorded as a lien, a charge will be imposed to record the Final Order and any lien satisfaction, ORDERED at Dania Beach, Broward County, Florida, on September 14, 2010.



CODE COMPLIANCE SPECIAL MAGISTRATE

By:

[Signature]
Mitch Kraft, Esq.

Notary Seal:

Sworn and subscribed before me on September 14, 2010.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Mitch Kraft is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent(s) on September 14, 2010.

CERTIFIED MAIL # 7010 1060 0000 1447 4502

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail

sm

CLAIM OF LIEN

THE CITY OF DANIA BEACH, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, on

LOT MOWING AND / OR DEBRIS REMOVAL

services to the above described property located in the City of Dania Beach, Broward County, Florida, and the amount of charges for same as shown hereinafter is due and owing the City of Dania Beach, Florida on the real property described as follows:

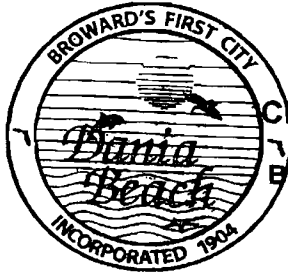
OWNER: Georgios Vihos
FOLIO: 5142 03 06 0640
LEGAL: DANIA HEIGHTS EXT 5-19 B LOT 11 BLK 5
AMOUNT: \$120.98

with interest thereon at the rate of twelve percent (12%) per annum from 6/6/2015 the date for interest to begin as shown in your statement for such services, to the date of payment of the amounts due.

The City of Dania Beach, Florida, claims a lien for the above amount, as provided for in Section 13-32, Article II, Chapter 13 of the Code of Ordinances of the City of Dania Beach, Florida.

Witnesses:

Tom Schneider
Chris Katten



CITY OF DANIA BEACH

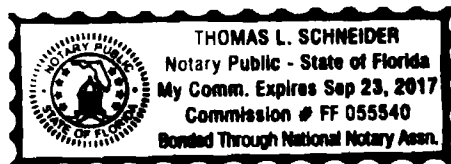
BY: *Louise Stilson*
Louise Stilson, City Clerk

SWORN TO AND SUBSCRIBED before me this 9 day of October, 2015

Louise Stilson is personally known to me.

Thomas L. Schneider
NOTARY PUBLIC

PREPARED BY AND RETURN TO:
Finance Department
CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FLORIDA 33004



PREPARED BY:
TIMOTHY M. RYAN, ESQ.
Special City Attorney
City of Dania Beach
700 East Dania Beach Boulevard
Dania Beach, Florida 33004

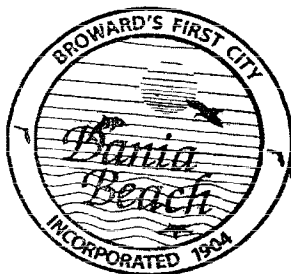
RETURN TO:
FINANCE DIRECTOR
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

CERTIFIED COPY OF ORDER OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE

STATE OF FLORIDA)
)
BROWARD COUNTY)

I DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Clerk of the Code Enforcement Special Magistrate of the City of Dania Beach, Broward County, Florida, and that same is in full force and effect.

WITNESS my hand and official seal at Dania Beach, Florida, this 20 day of JULY, 2016.



CITY OF DANIA BEACH

By: Louise Stilson
Louise Stilson
City Clerk, CMC

NAME: GEORGIOS VIHOS

FOLIO: 5142-03-06-0640

CEB/CASE# 2015-0595 SUPP.ORDER/CLAIM OF LIEN & FINAL ORDER

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

CASE # 2015-0595

PETITIONER,

vs.

GEORGIOS VIHOS,

RESPONDENT.

SUPPLEMENTAL ORDER/CLAIM OF LIEN

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having considered the City's Motion to Confirm Fine on April 7, 2016, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

1. The Code Compliance Special Magistrate did render on July 27, 2015, a Final Order in the above-captioned case commanding the Respondent, Georgios Vihos, to bring the violations specified in said Final Order into compliance on or before August 18, 2015, or pay a fine in the amount of \$150.00 per day thereafter.
2. The violations found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 242 SW 7 Street, Dania Beach, Florida and legally described as: DANIA HEIGHTS EXT 5-19 B LOT 11 BLK 5: (1203 06 0640).
3. Respondent, Georgios Vihos, did not comply with the Final Order on or before the compliance date stated above. There are violations stated in the Final Order that still exist on the property.
4. The fine imposed in the Final Order for the violations specified in the Final Order is hereby confirmed and ratified and accrues at \$150.00 per day from August 18, 2015 until such time as the Respondent, Georgios Vihos, has complied with said Final Order, plus a \$100 administrative cost imposed in the July 27, 2015 Final Order.

Supplemental Order/Claim of Lien
2015-0595
Page 2

Upon complying, **the Respondent must notify** the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent has complied.

5. The fine shall constitute a lien against the above-described real property and it shall be a lien against any other real or personal property owned by Respondent.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 27 day of April, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: *B. Jolly*
Bruce W. Jolly, Esq.

Notary Seal:

Sworn and subscribed before me this 27th day of April, 2016.

Susan L. Anderson
NOTARY PUBLIC STATE OF FLORIDA

Bruce W. Jolly is personally known to me.

CERTIFICATE OF SERVICE



I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent, Georgios Vihos, this 27 day of April, 2016.

CERTIFIED MAIL # 9590 9402 1182 5246 5852 65

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida Municipal Corporation,	:	CASE # 2015-0595
PETITIONER,	:	
vs.	:	
GEORGIOS VIHOS,	:	
RESPONDENT.	:	

**FINAL ORDER OF THE DANIA BEACH CODE COMPLIANCE
SPECIAL MAGISTRATE**

This proceeding came on for Formal Hearing on July 9, 2015, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

a. The Code Compliance Special Magistrate has jurisdiction of the Respondent and the subject matter of this action;

and

b. Respondent, Georgios Vihos, did allow the following code violations to exist at property Respondent owns, located at 242 SW 7 Street, Dania Beach, Florida, which property is legally described as: DANIA HEIGHTS EXT 5-19 B LOT 11 BLK 5: (1203 06 0640).

1. DBCC 8-21 (a) (2) (g) Window/Door Maint./Equip. Every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair and all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens. There are broken widows and missing screens.

2. DBCC 8-21 (a) (4) (a) Building Condition. Requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair. There are holes in the exterior walls and the roof and fascia are in a state of disrepair.

FINAL ORDER
2015-0595
PAGE 2

3. DBCC 8-21 (a) (5) (a) (2) Paint Maintenance. All surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected, maintained free of graffiti, and be of uniform colors void of any evidence of deterioration. The exterior building surface is deteriorated and requires painting.

4. DBCC 13-34 (a) Nuisance Accumulation. It is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, stagnant water, trash, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises. There are two live beehives on the property that are a condition dangerous to human life or property.

5. DBCC 14-2 (a) Junked/Abandoned Vehicles. It is unlawful to park, store, have, or permit parking or storage of any junked and abandoned vehicle of any kind or parts thereof upon any private property unless the vehicle is completely enclosed within a building or is in connection with an approved business and licensed as such. There is a vehicle parked or stored on the property without a valid license tag.

6. DBLDC 825-200 (A) Tree Removal/Abuse. It is unlawful for any owner or operator of any property within the city to allow or cause to be allowed any violation of the tree preservation and/or tree abuse regulations, including, but not limited to: trees removed and/or relocated without first obtaining a license or permit from the city to do so, hatracking a tree, and further as defined per the City Code. There are two dead trees on the property that must be removed.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, Georgios Vihos:

(a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) and through b. (6), and a fine of \$150.00 per day will begin running on August 18, 2015 for the violations. The violation listed in paragraph b.(4) presents a serious threat to the public health, safety and welfare since the active beehives present a danger to residents in the community. The violation listed in paragraph b.(4) must be complied by August 18, 2015, or the City is authorized to correct the violation described

FINAL ORDER
2015-0595
PAGE 3

above by removing the beehives, and the City's reasonable cost for corrective action shall be charged to Respondent, along with the fine imposed in this Final Order.


(b) **In addition, there is also assessed \$100.00 to cover costs incurred by the City in the prosecution of this matter.** Said amount is now due, and must be paid prior to the compliance date as ordered. If not paid, this cost assessment may also constitute a lien against the above referenced property which may also be actionable by law.

The fine shall continue until said violations comes into compliance with said section of the City Code upon requested inspection. Upon complying, **the Respondent MUST notify** the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent has complied. If the Respondent does not notify the City's Code Compliance Department, an officer will not inspect the property and the fine will continue to be imposed each day until a Code Officer is notified, inspects the property and determines the property to be in compliance with this order. Said fine shall constitute a lien upon the real property and personal property of the Respondent.

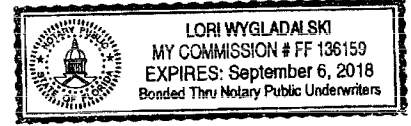
In the event this Final Order is recorded as a lien, a charge will be imposed to record the Final Order and any lien satisfaction.

ORDERED at Dania Beach, Broward County, Florida, this 27 day of July, 2015.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Judith E. Secher, Esq.

FINAL ORDER
2015-0595
PAGE 4



Notary Seal:

Sworn and subscribed before me this
27 day of July, 2015.

Lori Wygladalski

NOTARY PUBLIC STATE OF FLORIDA

Judith E. Secher is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the
Respondent, Georgios Vihos, this 27 day of July, 2015.

CERTIFIED MAIL # 7014 3490 0001 9549 3191

Lori Wygladalski

CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am



ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT
Environmental Licensing and Building Permitting Division
Code Enforcement Section
1 North University Drive, Box #302 ~ Plantation, FL 33324-2038 ~ Phone 954-765-4400

**NOTICE LETTER OF VIOLATION
UNSAFE STRUCTURES**

GEORGIOS VIHOS
242 SW 7 ST, #2
DANIA BEACH FL 33004

ISSUED DATE: 01/25/2017

CERTIFIED MAIL: 7015 1730 0001 8490 8118
FOLIO #: 1203-06-0640

CASE #: 17-0120

Notice is hereby issued for violation at/to:
242 SW 7 ST
DANIA FL 33004

for the following reason(s):
FBC 116.2.1.1.1 BUILDING IS VACANT, UNGUARDED, AND OPEN AT ITS WINDOWS OR DOORS

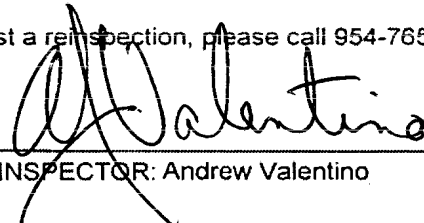
Violation(s):

Description: Open, Vacant and Unguarded
Code Section: 116.2.1.1.1
Code Text: A building shall be deemed a fire hazard and/or unsafe when it is vacant, unguarded and open at doors or windows.
Means of Correction: Properly board up, secure and remove all debris from site.

CORRECTION DEADLINE: 02/28/2017

You are hereby notified of your right to appeal the decision stated above to the Unsafe Structures Board of Broward County by filing a petition to appeal within 15 days at this divisions office. Unless there is compliance with the instructions in this Notice Letter of Violation or an appeal is filed, a public hearing before the Unsafe Structures Board will be initiated by the Building Official, or his designee, after the time for compliance has expired.

If you wish to discuss this Notice Letter of Violation or to request a reinspection, please call 954-765-4400 between 8:00 AM and 3:30 PM, Monday through Friday.



INSPECTOR: Andrew Valentino



ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT
Environmental Licensing and Building Permitting Division
Code Enforcement Section
1 North University Drive, Box #302 ~ Plantation, FL 33324-2038 ~ Phone 954-765-4400

**BROWARD COUNTY UNSAFE STRUCTURES BOARD
NOTICE OF HEARING**

Broward County, a political
subdivision of the State of Florida

CASE #: 17-0120
FOLIO #: 1203-06-0640

Complainant,

vs GEORGIOS VIHOS

Respondent

Violation Address: 242 SW 7 ST DANIA FL 33004

Dear Property Owner:

You are hereby advised that the Broward County Unsafe Structures Board will meet on 03/15/2017 at 2:00pm, at Environmental Licensing and Building Permitting Division, Room 2008A2, 1 N. University Dr., Plantation, FL 33324.

Violation: **Open, Vacant and Unguarded**

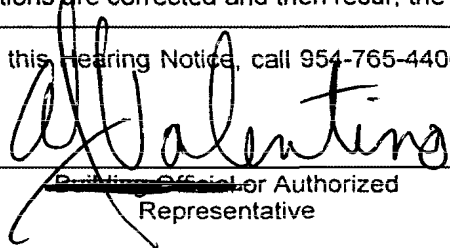
Inasmuch as you failed to begin corrections of the violations or obtain the necessary permits of which you were previously notified within the time limitations described in the Notice of Violation and the Florida Building Code, said violations will be presented to the Unsafe Structures Board at the above mentioned Board meeting.

It is our intention to obtain an Order from the Unsafe Structures Board to have your property conform to the requirements of said Code.

This is to notify you of your right to appear at the above mentioned meeting to act on your behalf.

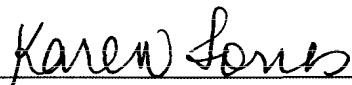
If a person desires to appeal any decision with respect to any matter considered at these hearings, such person will need a record of the proceedings for such purpose, and such person may need to ensure that a verbatim record of proceedings being appealed is made, (which includes testimony in evidence upon which the appeal is to be based) any of the above violations are corrected and then recur, the case may still be presented to the Board.

If you wish to discuss this Hearing Notice, call 954-765-4400 Ext. 9861 between 8:00 AM and 3:30 PM, Monday through Friday.



Building Official or Authorized Representative

I HEREBY CERTIFY the above letter was sent via Certified U.S. Mail Return Receipt Requested and via regular U.S. Mail, to the above named Respondent on the 1 day of February, 2017



Name



BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD COUNTY CODE ENFORCEMENT BOARD
ONE NORTH UNIVERSITY DRIVE, PLANTATION, FL
BROWARD COUNTY CODE ENFORCEMENT BOARD

BROWARD COUNTY UNSAFE STRUCTURES BOARD

**BROWARD COUNTY, a political
Subdivision of the State of Florida,**

Complainant,

**CASE NO.: 17-0120
FOLIO NO.: 1203-06-0640**

v. GEORGIOS VIHOS,

Respondent(s).

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This cause came on for Public Hearing on April 19, 2017 after due notice to the Respondent(s), and the Broward County Unsafe Structures Board (BOARD) having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its Findings of Fact, Conclusions of Law and Order as follows:

1. **FINDINGS OF FACT:** Open, vacant, and unguarded
for property located at: 242 SW 7 ST
Dania Beach, FL
Legally described as: DANIA HEIGHTS EXT 5-19 BLOT 11 BLK 5
2. **CONCLUSIONS OF LAW:** The foregoing Findings of Fact constitute a violation of Florida Building Code:

FBC 116.2.1.1.1 BUILDING IS VACANT, UNGUARDED, AND OPEN AT ITS WINDOWS OR DOORS
3. **ORDER:** Based upon the foregoing Findings of Fact and Conclusions of Law it is hereby ORDERED that Respondent(s) shall:

Within 30 days the Owner's qualified agent must submit all documentation necessary to secure a building permit as required by the FBC, to bring this property into compliance by removing all violations and return this property to its original footprint of a two bedroom/one bath home.

Should the owner's qualified agent fail to timely secure a building permit as required, the Building Official may have the subject property demolished and remove all salvage, contents, and debris from the property, the cost of which shall be charged against the property as a high priority lien, collectible by established procedures.

DONE AND ORDERED this 19th day of April, 2017.

By: [Signature]
Chairman

NOTICE: IF THE CITY PROCEEDS WITH THIS WORK, IT WILL RESULT IN A LIEN BEING PLACED ON YOUR PROPERTY FOR ALL COSTS INCURRED IN THE EXECUTION OF ANY ACTION BY THE UNSAFE STRUCTURES AND MINIMUM HOUSING APPEALS BOARD.

PREPARED BY:
TIMOTHY M. RYAN, ESQ.
Special City Attorney
City of Dania Beach
700 East Dania Beach Boulevard
Dania Beach, Florida 33004

RETURN TO:
FINANCE DIRECTOR
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

CERTIFIED COPY OF ORDER OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE

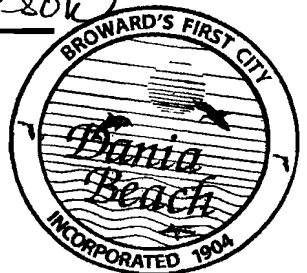
STATE OF FLORIDA)
)
BROWARD COUNTY)

I DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Clerk of the Code Enforcement Special Magistrate of the City of Dania Beach, Broward County, Florida, and that same is in full force and effect.

WITNESS my hand and official seal at Dania Beach, Florida, this 14 day of AUGUST, 2017.

CITY OF DANIA BEACH

By: *Louise Stilson*
Louise Stilson
City Clerk, CMC



NAME: **GEORGIOS VIHOS**

FOLIO: **5142-03-06-0640**

CEB/CASE# **2017-0019** **SUPP.ORDER/CLAIM OF LIEN & FINAL ORDER**

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2017-0019
Municipal Corporation,

PETITIONER, :

vs. :

GEORGIOS VIHOS,

RESPONDENT. :

SUPPLEMENTAL ORDER/CLAIM OF LIEN

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having considered the City's Motion to Confirm Fine on July 13, 2017, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

1. The Code Compliance Special Magistrate did render on February 27, 2017, a Final Order in the above-captioned case commanding the Respondent, Georgios Vihos, to bring the violations specified in said Final Order into compliance on or before March 14, 2017, or pay a fine in the amount of \$250.00 per day thereafter.
2. The violations found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 242 SW 7 Street, Dania Beach, Florida and legally described as: DANIA HEIGHTS EXT 5-19 B LOT 11 BLK 5: (1203 06 0640).
3. Respondent, Georgios Vihos, did not comply with the Final Order on or before the compliance date stated above. There are violations stated in the Final Order that still exist on the property.
4. The fine imposed in the Final Order is hereby confirmed and ratified and accrues at \$250.00 per day from March 14, 2017 until such time as the Respondent, Georgios Vihos, has complied with said Final Order.

Supplemental Order/Claim of Lien
2017-0019
Page 2

Upon complying, **the Respondent must notify** the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent has complied.

5. The fine shall constitute a lien against the above-described real property and it shall be a lien against any other real or personal property owned by Respondent.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 31 day of July, 2017.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: *Judith E. Secher*
Judith E. Secher, Esq.

Notary Seal:

Sworn and subscribed before me this 31 day of July, 2017.

Angel Lunkins
NOTARY PUBLIC STATE OF FLORIDA

Judith E. Secher is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent, Georgios Vihos, this 31 day of July, 2017.

CERTIFIED MAIL # 9214 8901 7943 6600 0153 64 |

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

cc: First Class Standard Mail
aja

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2017-0019
Municipal Corporation,

PETITIONER, :

vs. :

GEORGIOS VIHOS,

RESPONDENT. :

**FINAL ORDER OF THE DANIA BEACH CODE COMPLIANCE
SPECIAL MAGISTRATE**

This proceeding came on for Formal Hearing on February 2, 2017, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

a. The Code Compliance Special Magistrate has jurisdiction of the Respondent and the subject matter of this action;

and

b. Respondent, Georgios Vihos, did allow the following code violations to exist at property Respondent owns, located at 242 SW 7 Street, Dania Beach, Florida, which property is legally described as: DANIA HEIGHTS EXT 5-19 B LOT 11 BLK 5: (1203 06 0640).

1. DBCC 8-21 (a) (2) (g) Window/Door Maint./Equip. Every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair and all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens. The building doors, windows and walls are in a state of disrepair.

2. DBCC 13-34 (a) Nuisance Accumulation. It is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, stagnant water, trash, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises. The building windows and doors are open, which allows vagrants entry to the building and is a nuisance.

FINAL ORDER
2017-0019
PAGE 2

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, Georgios Vihos:

(a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) and b. (2), and a fine of \$250.00 per day will begin running on March 14, 2017 for the violations. The violation listed in paragraph b.(2) presents a serious threat to the public health, safety and welfare since the open building attracts vagrants and presents a danger to residents in the community. The violation listed in paragraph b.(2) must be complied by March 14, 2017, or the City is authorized to remove the violation described above by boarding up the windows and doors, and the City's reasonable cost for corrective action shall be charged to Respondent, along with the fine imposed in this Final Order.

(b) **In addition, there is also assessed \$100.00 to cover costs incurred by the City in the prosecution of this matter.** Said amount is now due, and must be paid prior to the compliance date as ordered. If not paid, this cost assessment may also constitute a lien against the above referenced property which may also be actionable by law.


The fine shall continue until said violations comes into compliance with said section of the City Code upon requested inspection. Upon complying, **the Respondent MUST notify** the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent has complied. If the Respondent does not notify the City's Code Compliance Department, an officer will not inspect the property and the fine will continue to be imposed each day until a Code Officer is notified, inspects the property and determines the property to be in compliance with this order. Said fine shall constitute a lien upon the real property and personal property of the Respondent.

In the event this Final Order is recorded as a lien, a charge will be imposed to record the Final Order and any lien satisfaction.

FINAL ORDER
2017-0019
PAGE 3

ORDERED at Dania Beach, Broward County, Florida, this 27th day of February, 2017.

CODE COMPLIANCE SPECIAL MAGISTRATE

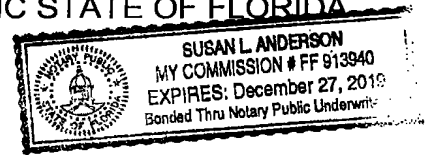
By: 
Bruce W. Jolly, Esq.

Notary Seal:

Sworn and subscribed before me this 27th day of February, 2017.


NOTARY PUBLIC STATE OF FLORIDA

Bruce W. Jolly is personally known to me.



CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent, Georgios Vihos, this 27 day of February, 2017.

CERTIFIED MAIL # 9214 8901 7943 6600 006928


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CLAIM OF LIEN

THE CITY OF DANIA BEACH, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, on

LOT MOWING AND / OR DEBRIS REMOVAL

services to the above described property located in the City of Dania Beach, Broward County, Florida, and the amount of charges for same as shown hereinafter is due and owing the City of Dania Beach, Florida on the real property described as follows:

OWNER: Georgios Vihos
FOLIO: 5142 03 06 0640
LEGAL: DANIA HEIGHTS EXT 5-19 B LOT 11 BLK 5
AMOUNT: \$261.07

with interest thereon at the rate of twelve percent (12%) per annum from 8/5/2018 the date for interest to begin as shown in your statement for such services, to the date of payment of the amounts due.

The City of Dania Beach, Florida, claims a lien for the above amount, as provided for in Section 13-32, Article II, Chapter 13 of the Code of Ordinances of the City of Dania Beach, Florida.

Witnesses:

[Handwritten signatures of witnesses]



CITY OF DANIA BEACH

BY: *[Signature]*
Tom Schneider, City Clerk

SWORN TO AND SUBSCRIBED before me this 18 day of September, 2018

Tom Schneider is personally known to me.

[Signature]
NOTARY PUBLIC

**PREPARED BY AND RETURN TO:
Finance Department
CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FLORIDA 33004**



CLAIM OF LIEN

THE CITY OF DANIA BEACH, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, on

LOT MOWING AND / OR DEBRIS REMOVAL

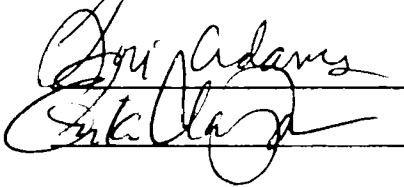
services to the above described property located in the City of Dania Beach, Broward County, Florida, and the amount of charges for same as shown hereinafter is due and owing the City of Dania Beach, Florida on the real property described as follows:

OWNER: Georgios Vihos
FOLIO: 5142 03 06 0640
LEGAL: DANIA HEIGHTS EXT 5-19 B LOT 11 BLK 5
AMOUNT: \$360.00

with interest thereon at the rate of twelve percent (12%) per annum from 10/8/2018 the date for interest to begin as shown in your statement for such services, to the date of payment of the amounts due.

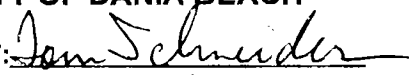
The City of Dania Beach, Florida, claims a lien for the above amount, as provided for in Section 13-32, Article II, Chapter 13 of the Code of Ordinances of the City of Dania Beach, Florida.

Witnesses:





CITY OF DANIA BEACH

BY: 
Tom Schneider, City Clerk

SWORN TO AND SUBSCRIBED before me this 12 day of October, 2018

Tom Schneider is personally known to me.


NOTARY PUBLIC

PREPARED BY AND RETURN TO:
Finance Department
CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FLORIDA 33004

CLAIM OF LIEN

THE CITY OF DANIA BEACH, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, on December 05, 2018

LOT MOWING AND / OR DEBRIS REMOVAL

services to the above described property located in the City of Dania Beach, Broward County, Florida, and the amount of charges for same as shown hereinafter is due and owing the City of Dania Beach, Florida on the real property described as follows:

OWNER: Georgios Vihos
FOLIO: 5142 03 06 0640
LEGAL: DANIA HEIGHTS EXT 5-19 B LOT 11 BK 5
AMOUNT: \$130.54

with interest thereon at the rate of twelve percent (12%) per annum from 12/24/2018 the date for interest to begin as shown in your statement for such services, to the date of payment of the amounts due.

The City of Dania Beach, Florida, claims a lien for the above amount, as provided for in Section 13-32, Article II, Chapter 13 of the Code of Ordinances of the City of Dania Beach, Florida.

Witnesses:

Rich Gattner
Joni Colonna



CITY OF DANIA BEACH

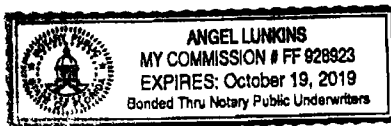
BY: Thomas Schneider
Tom Schneider, City Clerk

SWORN TO AND SUBSCRIBED before me this 2 day of January, 2019

Tom Schneider is personally known to me.

Angel Lunkins
NOTARY PUBLIC

PREPARED BY AND RETURN TO:
Finance Department
CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FLORIDA 33004



CLAIM OF LIEN

THE CITY OF DANIA BEACH, a Florida municipal corporation, did provide labor, services and/or materials to remove or correct a municipal code violation or violations on the below described property located in the City of Dania Beach, and the amount of charges for the same as shown below is due and owing to the City of Dania Beach, on the real property described as follows:

OWNER: Georgios Vihos
FOLIO: 1203-06-0640
LEGAL DESCRIPTION: DANIA HEIGHTS EXT 5-19 BLOT 11 BLK 5
AMOUNT: \$39,800.00

The labor, services and/or materials were provided by the City of Dania Beach pursuant to a Special Magistrate Order in Case Number 2017-0120 rendered April 19, 2017.

The City of Dania Beach is owed the amount stated above with interest at twelve percent (12%) from April 19, 2017 to the date of payment of the amount due. The City of Dania Beach claims a lien for the above amount as provided for in Florida Statutes, Chapter 162, and the Code of Ordinances of the City of Dania Beach, Florida.

Witnesses:

Johnnie Chase
Wendy Jones

CITY OF DANIA BEACH

By: *Macee Ringgold*
Macee Ringgold, Special Magistrate Clerk

SWORN TO AND SUBSCRIBED before me this 20TH day of February 2019.

Macee Ringgold is personally known to me.

Donna H. Kirby
NOTARY PUBLIC

PREPARED BY AND RETURN TO:
Code Compliance
CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004





BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD COUNTY CODE ENFORCEMENT BOARD
ONE NORTH UNIVERSITY DRIVE, PLANTATION, FL
BROWARD COUNTY CODE ENFORCEMENT BOARD

INSTR # 114365112
Recorded 05/04/17 at 03:07 PM
Broward County Commission
1 Page(s)
#1

BROWARD COUNTY UNSAFE STRUCTURES BOARD

**BROWARD COUNTY, a political
Subdivision of the State of Florida,**

Complainant,

**CASE NO.: 17-0120
FOLIO NO.: 1203-06-0640**

v. GEORGIOS VIHOS,

Respondent(s).

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This cause came on for Public Hearing on April 19, 2017 after due notice to the Respondent(s), and the Broward County Unsafe Structures Board (BOARD) having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its Findings of Fact, Conclusions of Law and Order as follows:

1. **FINDINGS OF FACT:** Open, vacant, and unguarded for property located at: 242 SW 7 ST
Dania Beach, FL
Legally described as: DANIA HEIGHTS EXT 5-19 BLOT 11 BLK 5
2. **CONCLUSIONS OF LAW:** The foregoing Findings of Fact constitute a violation of Florida Building Code:

FBC 116.2.1.1.1 BUILDING IS VACANT, UNGUARDED, AND OPEN AT ITS WINDOWS OR DOORS
3. **ORDER:** Based upon the foregoing Findings of Fact and Conclusions of Law it is hereby ORDERED that Respondent(s) shall:

Within 30 days the Owner's qualified agent must submit all documentation necessary to secure a building permit as required by the FBC, to bring this property into compliance by removing all violations and return this property to its original footprint of a two bedroom/one bath home.

Should the owner's qualified agent fail to timely secure a building permit as required, the Building Official may have the subject property demolished and remove all salvage, contents, and debris from the property, the cost of which shall be charged against the property as a high priority lien, collectible by established procedures.

DONE AND ORDERED this 19th day of April, 2017.

By: [Signature]
Chairman

NOTICE: IF THE CITY PROCEEDS WITH THIS WORK, IT WILL RESULT IN A LIEN BEING PLACED ON YOUR PROPERTY FOR ALL COSTS INCURRED IN THE EXECUTION OF ANY ACTION BY THE UNSAFE STRUCTURES AND MINIMUM HOUSING APPEALS BOARD.

DECOTA

CONSTRUCTION

Office: 954.923.6004
Toll Free: 1.855.923.6004
Fax: 954.923.6005
Email: office@decotagroup.com

Licensed & Insured
CGC 1516657
1502 South Federal Hwy Dania Beach, FL 33004
www.DECOTAGROUP.com

December 19, 2017

City of Dania
242 SW 7th

Proposal

Demolition of a 1,531 square foot single family residence
242 SW 7th Folio: 5142 03 06 0640

Job to include furnishing all equipment, labor, insurance materials, and all required licenses and permits.

Scope of work:

- Demolition of existing house including slabs & foundation
- Removal of existing sidewalk inside the property line
- Removal of (8) trees with stump grinding
- Disposal of debris
- All salvage rights (Aluminum, Copper, Appliances, Furniture)
- Remove or refill septic tank
- disconnect utilities
- Sod to be placed in disturbed areas

Fee

Total

EXCLUSIONS:

Asbestos report/ removal, temporary fence, Tree Protection, Mitigation fees

Total Amount Due:	\$39,800.00
--------------------------	--------------------

Payment Terms:

Fees not included in proposal:

- A. Work that is to be completed othan than during normal business hours;
- B. Work required to be completed in multiple phases;
- C. Consultant fees (I.E. structural design, exediting, etc.);
- D. Inspections performed outside of normal business hours

Additional Service and Charges:

Any service not otherwise included in this agreement will require and executed change order.

Additional Terms:

- A. Unless otherwise provided, this agreement shall be governed by the law of principal place of business of the Architect;
- B. This proposal constitutes the entire agreement and terms of contract;

DECOTA

CONSTRUCTION

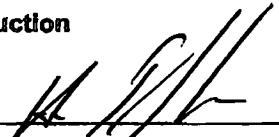
Office: 954.923.6004
Toll Free: 1.855.923.6004
Fax: 954.923.6005
Email: office@decotagroup.com

Licensed & Insured
CGC 1516657
1502 South Federal Hwy Dania Beach, FL 33004
www.DECOTAGROUP.com

Please sign two(2) copies an dreturn to our office. We will fully execute both copies and return one to your office for your files.

We look forward to working with you on this project

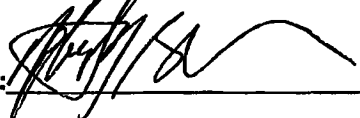
Sincerely,
Deocta Construction

Accepted by: 

Title: President

Date: 1-17-18

CITY OF DANIA BEACH

Accepted by: 

Title: Robert Baldwin, City Manager

Date: 1-23-18

CLAIM OF LIEN

THE CITY OF DANIA BEACH, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, on September 27, 2019

LOT MOWING AND / OR DEBRIS REMOVAL

services to the above described property located in the City of Danla Beach, Broward County, Florida, and the amount of charges for same as shown hereinafter is due and owing the City of Dania Beach, Florida on the real property described as follows:

OWNER: Georgios Vihos
FOLIO: 5142 03 06 0640
LEGAL: DANIA HEIGHTS EXT 5-19 B LOT 11 BLK 5
AMOUNT: \$130.54

with interest thereon at the rate of twelve percent (12%) per annum from 10/18/2019 the date for interest to begin as shown in your statement for such services, to the date of payment of the amounts due.

The City of Dania Beach, Florida, claims a lien for the above amount, as provided for in Section 13-32, Article II, Chapter 13 of the Code of Ordinances of the City of Dania Beach, Florida.

Witnesses:

Ar. Odous
Paul Götter



CITY OF DANIA BEACH

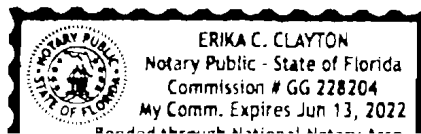
BY: *Thomas Schneider*
Tom Schneider, City Clerk

SWORN TO AND SUBSCRIBED before me this 4th day of November, 2019

Tom Schneider is personally known to me.

Erika C. Clayton
NOTARY PUBLIC

PREPARED BY AND RETURN TO:
Finance Department
CITY OF DANIA BEACH



CLAIM OF LIEN

THE CITY OF DANIA BEACH, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, on February 29, 2020

LOT MOWING AND / OR DEBRIS REMOVAL

services to the above described property located in the City of Dania Beach, Broward County, Florida, and the amount of charges for same as shown hereinafter is due and owing the City of Dania Beach, Florida on the real property described as follows:

OWNER: Georgios Vihos
FOLIO: 5142 03 06 0640
LEGAL: DANIA HEIGHTS EXT 5-19 B LOT 11 BLK 5
AMOUNT: \$261.07

with interest thereon at the rate of twelve percent (12%) per annum from 2/8/2020 the date for interest to begin as shown in your statement for such services, to the date of payment of the amounts due.

The City of Dania Beach, Florida, claims a lien for the above amount, as provided for in Section 13-32, Article II, Chapter 13 of the Code of Ordinances of the City of Dania Beach, Florida.

Witnesses:

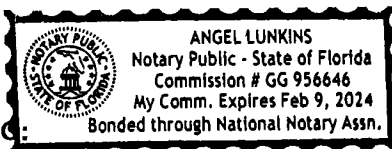
Rachel [Signature]
Janara [Signature]

CITY OF DANIA BEACH
BY: *Angel Lunkins* Deputy City Clerk
for Tom Schneider, City Clerk

SWORN TO AND SUBSCRIBED before me this 10 day of July, 2020

Tom Schneider is personally known to me.

Angel Lunkins
NOTARY PUBLIC



PREPARED BY AND RETURN TO:
Finance Department
CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FLORIDA 33004

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

DATE: February 1st, 2022
PROPERTY ID # 514203-06-0640 (TD # 48029)

WARNING

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

GEORGIOS VIHOS
242 SW 7TH ST
DANIA BEACH, FL 33004-3948

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 242 SW 7 STREET, DANIA BEACH, FL 33004 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\$5,890.10
- Or
- * Estimated Amount due if paid by March 15, 2022\$5,961.83

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

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

DATE: February 1st, 2022
PROPERTY ID # 514203-06-0640 (TD # 48029)

WARNING

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

VIHOS, GEORGIOS
242 SW 7TH ST # 2
DANIA BEACH, FL 33004-3948

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 242 SW 7 STREET, DANIA BEACH, FL 33004 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: February 1st, 2022
PROPERTY ID # 514203-06-0640 (TD # 48029)

WARNING

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

*FRANKLIN, CALVIN D & ELEANOR
814 S RAINBOW DR
HOLLYWOOD, FL 33021-7519

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 242 SW 7 STREET, DANIA BEACH, FL 33004 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.

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

- * Estimated Amount due if paid by February 28, 2022\$5,890.10
- Or
- * Estimated Amount due if paid by March 15, 2022\$5,961.83

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

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

DATE: February 1st, 2022
PROPERTY ID # 514203-06-0640 (TD # 48029)

WARNING

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

*SCHULER, FAY E
238 SW 7TH ST
DANIA BEACH, FL 33004-3948

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 242 SW 7 STREET, DANIA BEACH, FL 33004 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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- * Estimated Amount due if paid by February 28, 2022\$5,890.10
- Or
- * Estimated Amount due if paid by March 15, 2022\$5,961.83

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

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

DATE: February 1st, 2022
PROPERTY ID # 514203-06-0640 (TD # 48029)

WARNING

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

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS CODE ENFORCEMENT
BOARD
ONE NORTH UNIVERSITY DR
PLANTATION, FL

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 242 SW 7 STREET, DANIA BEACH, FL 33004 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

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- Or
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www.broward.org/recordstaxestreasury

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

DATE: February 1st, 2022
PROPERTY ID # 514203-06-0640 (TD # 48029)

WARNING

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

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT
DEPARTMENT ENVIRONMENTAL LICENSING AND BUILDING PERMITTING DIVISION
CODE ENFORCEMENT SECTION
1 NORTH UNIVERSITY DRIVE, BOX #302
PLANTATION, FL 33324-2038

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

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

DATE: February 1st, 2022
PROPERTY ID # 514203-06-0640 (TD # 48029)

WARNING

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

CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004-3643

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 242 SW 7 STREET, DANIA BEACH, FL 33004 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: February 1st, 2022
PROPERTY ID # 514203-06-0640 (TD # 48029)

WARNING

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

CITY OF DANIA BEACH
ATTN CODE COMPLIANCE
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004-3643

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

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

DATE: February 1st, 2022
PROPERTY ID # 514203-06-0640 (TD # 48029)

WARNING

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

CITY OF DANIA BEACH FINANCE DIRECTOR
100 WEST DANIA BEACH BLVD
DANIA BEACH, FL 33004

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

DATE: February 1st, 2022
PROPERTY ID # 514203-06-0640 (TD # 48029)

WARNING

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

DECOTA CONSTRUCTION
1502 S FEDERAL HWY
DANIA BEACH, FL 33004-4351

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

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

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City, State

TD 48029 MARCH 2022 WARNING
BROWARD COUNTY ENVIRONMENTAL PROTECTION AND
GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL
LICENSING AND BUILDING PERMITTING DIVISION CODE
ENFORCEMENT SECTION
1 NORTH UNIVERSITY DRIVE, BOX #302
PLANTATION, FL 33324-2038

7020 2450 0001 8124 0378

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OFFICIAL USE

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

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TD 48029 MARCH 2022 WARNING
GEORGIOS VIHOS
242 SW 7TH ST
DANIA BEACH, FL 33004-3948

City, State, ZIP+4

7020 2450 0001 8124 0323

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
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TD 48029 MARCH 2022 WARNING
VIHOS, GEORGIOS
242 SW 7TH ST # 2
DANIA BEACH, FL 33004-3948

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OFFICIAL USE

Certified Mail Fee

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

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

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TD 48029 MARCH 2022 WARNING

***FRANKLIN, CALVIN D & ELEANOR**

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HOLLYWOOD, FL 33021-7519

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City, State, ZIP+4®

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

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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
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Sen:	238 SW 7TH ST
Stre:	DANIA BEACH, FL 33004-3948
City, State, ZIP+4	-----

7020 2450 0001 6124 0354

U.S. Postal Service™
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Certified Mail Fee

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

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TD 48029 MARCH 2022 WARNING
BROWARD COUNTY BOARD OF COUNTY
COMMISSIONERS CODE ENFORCEMENT BOARD
ONE NORTH UNIVERSITY DR
PLANTATION, FL

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

See Reverse for Instructions

7020 2450 0001 8124 0361

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OFFICIAL USE

Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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TD 48029 MARCH 2022 WARNING
CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004-3643

7020 2450 0001 8124 0385

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

OFFICIAL USE

Certified Mail Fee

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

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| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
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City, State, ZIP+4™

TD 48029 MARCH 2022 WARNING

**CITY OF DANIA BEACH
ATTN CODE COMPLIANCE
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004-3643**

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

See Reverse for Instructions

7020 2450 0001 8124 0392

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

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

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

City, State, ZIP+4®

TD 48029 MARCH 2022 WARNING
CITY OF DANIA BEACH FINANCE DIRECTOR
100 WEST DANIA BEACH BLVD
DANIA BEACH, FL 33004

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

See Reverse for Instructions

7020 2450 0001 8124 0408

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

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

OFFICIAL USE

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

Postmark
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Postage

\$

Total

\$

Send

Street

City

TD 48029 MARCH 2022 WARNING
DECOTA CONSTRUCTION
1502 S FEDERAL HWY
DANIA BEACH, FL 33004-4351

7020 2450 0001 8124 0415

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 48029 MARCH 2022 WARNING

***SCHULER, FAY E
238 SW 7TH ST
DANIA BEACH, FL 33004-3948**



9590 9402 6576 1028 2888 81

Article Number (Transfer from service label)

020 2450 0001 8124 0354

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- If return 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 48029 MARCH 2022 WARNING

**DECOTA CONSTRUCTION
1502 S FEDERAL HWY
DANIA BEACH, FL 33004-4351**



9590 9402 6576 1028 2889 59

020 2450 0001 8124 0415

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *CVI 9 C 9* Agent Addressee

B. Received by (Printed Name)

CVI 9 C 9

C. Date of Delivery

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

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 48029 MARCH 2022 WARNING
 CITY OF DANIA BEACH FINANCE DIRECTOR
 100 WEST DANIA BEACH BLVD
 DANIA BEACH, FL 33004



9590 9402 6576 1028 2889 35

2. Article Number (Transfer from service label)

7020 2450 0001 8124 0408

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

Domestic Return Receipt

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- 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 48029 MARCH 2022 WARNING
 CITY OF DANIA BEACH
 100 W DANIA BEACH BLVD
 DANIA BEACH, FL 33004-3643



9590 9402 6576 1028 2889 11

2. Article Number (Transfer from carrier label)

7020 2450 0001 8124 0385

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

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 48029 MARCH 2022 WARNING
 CITY OF DANIA BEACH
 ATTN CODE COMPLIANCE
 100 W DANIA BEACH BLVD
 DANIA BEACH, FL 33004-3643



9590 9402 6576 1028 2889 28

7020 2450 0001 8124 0392

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- 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 48029 MARCH 2022 WARNING

***FRANKLIN, CALVIN D & ELEANOR
814 S RAINBOW DR
HOLLYWOOD, FL 33021-7519**



9590 9402 6576 1028 2888 67

2. Article Number (Transfer from service label)

7020 2450 0001 8124 0347

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Eleanor Franklin Agent Addressee

B. Received by (Printed Name)

Eleanor Franklin

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

Registered Mail Restricted Delivery (\$500)

Domestic Return Receipt

7020 2450 0001 8124 0347

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 48029 MARCH 2022 WARNING
BROWARD COUNTY BOARD OF COUNTY
COMMISSIONERS CODE ENFORCEMENT BOARD
ONE NORTH UNIVERSITY DR
PLANTATION, FL



9590 9402 6576 1028 2888 98

2. Article Number (Transfer from service label)

7020 2450 0001 8124 0361

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

G. Miller

- Agent
- Addressee

B. Received by (Printed Name)

G. Miller

C. Date / Time

2/7

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

UPD, CES

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