

339 SIXTH AVENUE, SUITE 1400 PITTSBURGH, PA 15222 Phone: (412) 391-5555 Fax: (412) 391-7608 E-mail: <u>TitleExpress@grantstreet.com</u>

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 05/13/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/03/2022 CERTIFICATE # 2019-10016 ACCOUNT # 494232040260 ALTERNATE KEY # 353333 TAX DEED APPLICATION # 48937

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 9, BLOCK 71, LESS THE WEST 52.05 FEET, WASHINGTON PARK 7TH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PROPERTY ADDRESS: 1211 NW 29 WAY, UNINCORPORATED FL 33311

OWNER OF RECORD ON CURRENT TAX ROLL: WINSTON RICKETTS 1211 NW 29 WAY FORT LAUDERDALE, FL 33311

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

WINSTON RICKETTS 6801 NW 11TH PLACE PLANTATION, FL 33313 (Per Deed) Instrument: 112957742

MORTGAGE HOLDER OF RECORD: None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126 (Tax Deed Applicant)

BROWARD COUNTY OR: 50645, Page: 457 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 Order) BROWARD COUNTY CODE VIOLATIONS 1 N UNIVERSITY DRIVE BOX 102A PLANTATION, FL 33324 (Per Notices of Lien and Re-recorded Notices of Lien)

BROWARD COUNTY CODE VIOLATIONS 1 N UNIVERSITY DRIVE BOX 102 PLANTATION, FL 33324 (Per Notices of Lien) Instrument: 115340158 Instrument: 115340159 Instrument: 115379075 Instrument: 115379076 Instrument: 115379153 Instrument: 115379154

Instrument: 116044912 Instrument: 116044913 Instrument: 117348407 Instrument: 117853471 Instrument: 117853593

BROWARD COUNTY CLERK OF THE CIRCUIT AND COUNTY COURT PARKING CITATION DIVISION 201 S.E. 6TH STREET ROOM 1140 FT LAUDERDALE, FL 33301 (Per Notices of Lien and Re-recorded Notices of Lien)

SHELDON HILL (Per Judgment. No address found on document.) Instrument: 117075070

PROPERTY INFORMATION REPORT - CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 32 04 0260

CURRENT ASSESSED VALUE: \$102,130 HOMESTEAD EXEMPTION: No MOBILE HOME ON PROPERTY: No OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED: Quit Claim Deed OR: 24703, Page; 459

Corrective Quit Claim DeedOR: 34545, Page; 878Warranty DeedOR: 39443, Page; 1430Warranty DeedOR: 39496, Page; 22

4

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.

Kinsey Ram

Title Examiner



Site Address	1211 NW 29 WAY, UNINCORPORATED FL 33311	1D #	4942 32 04 0260		
Property Owner	RICKETTS, WINSTON	Millage	0012		
Mailing Address	1211 NW 29 WAY FORT LAUDERDALE FL 33311	Use	01		
Abbr Legal Description	WASHINGTON PARK 7TH ADD 39-10 B LOT 9 LESS W 52.05 BLK 71				

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).

			Proper	rty Assessme	ent Values				
Year	Land		Building / Improvement		Just / Market Value		sed / alue	Tax	
2021	\$14,110	\$8	8,020	\$102,130		\$102,1	30		
2020	\$14,110	\$8	3,020	\$97,	130	\$97,1	30 \$2	2,367.97	
2019	\$14,110	\$8	\$86,200		310	\$93,4	40 \$2	2,334.82	
		2021 Exe	mptions and	d Taxable Val	ues by Ta	ixing Authori	ty		
-			County	Schoo	Board	Munic	ipal I	ndependent	
Just Valu	e		\$102,130	\$	102,130	\$102	130	\$102,130	
Portabilit	у		0		0		0	0	
Assessed	I/SOH		\$102,130	\$	102,130	\$102	130	\$102,130	
Homeste	ad		0		0		0	0	
Add. Hon	nestead	1	0		0		0	0	
Wid/Vet/C	lis		0		0		0	0	
Senior			0		0	0 0		0	
Exempt T	ype		0		0		0	0	
Taxable			\$102,130	\$102,130 \$102,130		130	\$102,130		
		Sales Hist	ory			Land	Calculations		
Date	Туре	Price	Book	k/Page or CIN F		Price	Factor	Туре	
4/21/201	5 WD-D	\$22,000) 1	12957742		\$4.50	3,135	SF	
4/14/200	05 WD*	\$220,00	0 3	9496 / 22	1				
4/8/200	5 WD*	\$175,00	0 39	443 / 1430					
1/20/200	3 DRR	1 V	3	4545 / 878		1			
4/2/199	6 QCD	\$100	2	4703 / 459	A	dj. Bldg. S.F.	(Card, Sketch	1) 1980	
* Denotes	Multi-Parcel S	ale (See De	ed)			Units 1			
					1	Eff./Act. Year Built: 1959			
			Spe	cial Assess	nents				
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
01	4	1					-	1	
R	1			1 1					
1				+ +		1	1	1	

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48937

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 September 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:

WINSTON RICKETTS 6801 NW 11TH PLACE PLANTATION, FL 33313	BROWARD COUNTY CLERK OF THE CIRCUIT AND COUNTY COURT PARKING CITATION DIVISION 201 S.E. 6TH STREET ROOM 1140 FT LAUDERDALE, FL 33301	BROWARD COUNTY CODE VIOLATIONS 1 N UNIVERSITY DRIVE BOX 102A PLANTATION, FL 33324	BROWARD COUNTY CODE VIOLATIONS 1 N UNIVERSITY DRIVE, BOX 102 PLANTATION, FL 33324
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	SHELDON HILL 3341 INVERRARY BLVD W LAUDERHILL, FL 33319-4988	CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FT LAUDERDALE, FL 33301	*PUBLIC LAND % BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS 115 S ANDREWS AVE RM 501- RP FORT LAUDERDALE, FL 33301-1801
*RICKETTS, WINSTON 1211 NW 29TH WAY FORT LAUDERDALE, FL 33311-5037	*THOMAS, REGINA 1213 NW 29TH WAY FORT LAUDERDALE, FL 33311-5037	*WILLIAMS, LUECYNTHIA & LARRY 1200 NW 30TH AVE FORT LAUDERDALE, FL 33311-5024	ALL FLORIDA TITLE COMPANY, INC. ATTN: BURTON H. MARS 1995 EAST OAKLAND BOULEVARD SUITE 310 FORT LAUDERDALE, FL 33306
BROWARD COUNTY CLERK OF COURTS 201 SE 6TH STREET, ROOM 18150 FORT LAUDERDALE, FL 33301	RICKETTS, WINSTON 1211 NW 29TH WAY FORT LAUDERDALE, FL 33311-5037		

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 September 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

Monica Cepero

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

By_____ Deputy **Misty Del Hierro**



INSTR # 118266518 Recorded 07/12/22 at 12:23 PM Broward County Commission 1 Page(s) #15

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48937

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: 494232-04-0260

Certificate Number:	10016
Date of Issuance:	05/26/2020
Certificate Holder:	MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property:	WASHINGTON PARK 7TH ADD 39-10 B
	LOT 9 LESS W 52.05 BLK 71

Name in which assessed: RICKETTS,WINSTON Legal Titleholders: RICKETTS,WINSTON 1211 NW 29 WAY FORT LAUDERDALE, FL 33311

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 19th day of October ,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 8th day of July , 2022 .

Monica Cepero County Administrator RECORDS, TAXES, AND TREASURY DIVISION

By:

Abiodun Ajayi Deputy



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

 Publish:
 DAILY BUSINESS REVIEW

 Issues:
 09/15/2022, 09/22/2022, 09/29/2022 & 10/06/2022

 Minimum Bid:
 9166.24

Broward County, Florida

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 9166.24

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22034684

Broward County, FLVS Winston Ricketts



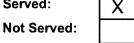
Court Case # TD 48937 Hearing Date: 10/19/2022 Received by CCN 11002 09/08/2022 11:41 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Winston Ricketts 1211 NW 29 Way Fort Lauderdale FL 33311

Served:



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

Date: 09/08/2022 Time: 12:56 PM

On Winston Ricketts in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

INDIVIDUAL SERVICE

COMMENTS: Posted Tax Notice on locked fence/gate at given address.

1

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. Mitchell 11002

D.S.

C. Mitchell, #11002

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY I	DEMAND/LEVY INFORMATION		
Receipt #			Judgment Date n/a			
Check #			Judgment Amount	\$0.00		
Service Fee	\$0.00		Current Interest Rate	0.00%		
On Account	\$0.00		Interest Amount	\$0.00		
Quantity			Liquidation Fee	\$0.00		
Original	1		Sheriff's Fees	\$0.00		
Services	1		Sheriff's Cost	\$0.00		
			Total Amount	\$0.00		

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA **RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION** DS, TAXES AND TREASURY DIVISION/TAX DEED SECTION ERTY ID # 494232-04-0260 (TD #48937) WARNING PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOT PROPERTY ID # 494232-04-0260 (TD #48937)

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RECEIVED SHERIFF

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

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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 September 30, 2022\$9,413.18

* Amount due if paid by October 18, 2022\$9,539.24

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

Or

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON October 19, 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

RICKETTS, WINSTON 1211 NW 29 WAY FORT LAUDERDALE, FL 33311

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

CFN # 102626859, OR BK 34545 Page 878, Page 1 of 2, Recorded 02/08/2003 at 10:22 AM, Broward County Commission, Deputy Clerk 3090

PREPARED BY: GRAFTON N. CARLSON P.A. 1290 East Oakland Park Blvd., Suite 200, Fort Lauderdale, Florida 33334 954 561 9500

RETURN TO: GRAFTON N. CARLSON P.A. 1290 East Oakland Park Blvd., Suite 200, Fort Lauderdale, Florida 33334 954 561 9500

QUIT CLAIM DEED AND CORRECTIVE INSTRUMENT

This Quit-Claim Deed and Corrective Instrument, Executed this day of January A.D., 2003, by J & F Corporation, grantor, the first party, to J & F of Broward, Inc., grantee, second party:

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

Witnesseth, that the said first party, to correct a misnomer in the identification of J & F of Broward, Inc. which was incorrectly identified in the Quit Claim Deed conveying the property and which is recorded in Book number 24703 at Page 0459 of the Public Records of Broward County, Florida, in which said Quit Claim Deed mistakenly states the name of the Grantee as J & F Corporation when the correct name of the Grantee is J & F of Broward, Inc. does hereby state that the correct name of the owner of the property described herein is J & F of Broward, Inc. and therefore, the first party does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

WASHINGTON PARK 7TH ADD 39-10B LOT 9 Less W 52.05, BLK 71, according to the Public Records of Broward County, Florida.

FOLIO NUMBER: 19232-04-02600

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim OR BK 34545 PG 879, Page 2 of 2

whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in presence of:

tness SUSAN HARMON

Mitness Gerald Cummings

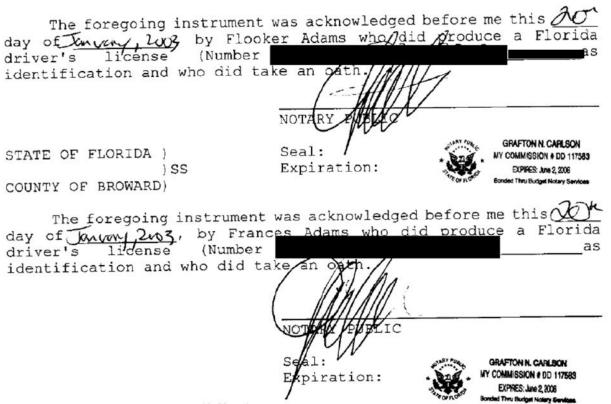
STATE OF FLORIDA))SS COUNTY OF BROWARD)

& F Corporation A/K/A J & F

of Broward, Inc. By Flooker Adams, Bresident

Attested to by Frances Adams,

Secretary of J & F Corporation A/K/A J & F of Broward, Inc.



C:\CASES\J & F\Quit Claim deed 2 12.19.02.wpd

RAMCO FORM 8 OUIT-CLAIM DEC Return to: (enclose solf-addressed stamped envelope) J & F Corporation 96-161648 T#001 02:37PM 04-04-96 1021 N.W. 1st Street 0.70 DOCU. STAMPS-DEED Ft. Lauderdale, Florida 33311 RECVD. BROWARD CTY FRANCES BROWN at Prepared by: B. JACK OSTERHOLT J & F Corporation 1021 N.W. 1st Street COUNTY ADMIN. Ft. Lauderdale, Florida 33311 SPACE ABOVE THIS LINE FOR RECORDING DATA SPACE ABOVE THIS LINE FOR PROCESSING DATA . A. D. 19 96 , by This Quit-Claim Beed, Executed this 2nd day of April Louis Brow Sr. A single Man first party, to J & F Corporation whose postoffice address is 1021 Northwest First Street Ft. Lauderdale, F1 33311 second party: (Wherever used herein the terms "first party" and "second party" shall include singular and plural, beirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.) Wilnessein, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party. the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward State of Plorida to-wil: . to-wit: State of Broward in the County of Washington Park 7th Add 39-10B Lot 9 less W. 52.05 Block 71 BK 24 70 3P60459 Broward County, Florida 19232-04-02600 RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA COUNTY ADMINISTRATOR To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatscever of the said first party, either in law or equity, to the only proper use. benefit and behoof of the said second party forever. In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of: huis Pyonon SR MS Na 1131 NINT 29 WAY FLORING FORT CAUDER DI *************** 1 TON Adams STATE OF FLORIDA, COUNTY OF Broward I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take we have been wiedgranate constrained appeared Louis Brown, Sr. to me known to be the person described in and who executed the foregoing in the and sold by HAA acknowledged wiTNESS my, hand and, diei and and this and the stores of the stores of the stores and this before me that day of nces Bh April A. D. 19 400-422-1558 BROWN-NOTAR RANCES

CFN # 104909064, OR BK 39443 Page 1430, Page 1 of 2, Recorded 04/14/2005 at 05:13 PM, Broward County Commission, Doc. D \$1225.00 Deputy Clerk 2185

W/C TRI COUNTY THIS INSTRUMENT PREPARED BY AND RETURN TO: BURTON H. MARS, ESQ. ALL FLORIDA TITLE COMPANY, INC. 1995 East Oakland Park Boulevard Suite 310 Fort Lauderdale, Florida 33306 Our File No.: AFT4483

Property Appraisers Parcel 1:19232-04-02500 Parcel 2:19232-04-02610 Parcel 3:19232-04-02600

6.1

WARRANTY DEED

THIS INDENTURE, made this 8th day of APRIL, 2005 BETWEEN J & F OF BROWARD, INC., A FLORIDA CORP. whose address is 1021 NW 1st Street, Fort Lauderdale, FL 33311, GRANTOR and FIRST REGIONAL BANK CUSTODIAN FBO NORMAN A. LEVIN ROTH IRA #5343 whose address is C/O Norman A. Levin, 2400 North Ocean Boulevard, Fort Lauderdale, FL 33305-1922, GRANTEE.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, to them in hand paid by the grantee, and the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the grantee, their heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to-wit:

Parcel 1

Lot 8, Block 71, WASHINGTON PARK 7TH ADDITION, according to the plat thereof, as recorded in Plat Book 39, Page 10 of the Public Records of Broward County, Florida.

Parcel 2

The west 52.05 feet of Lot 9, Block 71 WASHINGTON PARK 7TH ADDITION, according to the plat thereof, as recorded in Plat Book 39, Page 10 of the Public Records of Broward County, Florida.

Parcel 3

East 57.95 Feet of Lot 9, Block 71, WASHINGTON PARK 7TH ADDITION, according to the plat thereof, as recorded in Plat Book 39, Page 10 of the Public Records of Broward County, Florida.

SUBJECT TO:

- 1. ZONING AND/OR RESTRICTIONS AND PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITY
- 2. RESTRICTIONS, EASEMENTS AND OTHER MATTERS APPEARING ON THE PLAT OR OF RECORD
- 3. TAXES FOR THE YEAR 2005 AND SUBSEQUENT YEARS.

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

"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness #1 Sign -Print 0

J & F OF BROWARD, INC., A FLORIDA CORP.

uns B LOOKER, PRESIDENT ADA

Witness #2

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Sign -Print ρv

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 8TH day of April, 2005 by Adam Flooker, the president of J & F OF BROWARD, INC., A FLORIDA CORP.

SS:

BURTON H. MARS MY COMMISSION # DD 054848 EXPIRES: October 1, 2005 Bonded Thru Budget Notary Services NOTARY PUBL × Personally Known **OR** Produced Identification

Acour

Type of Identification Produced Druces

CFN # 104933332, OR BK 39496 Page 22, Page 03:11 PM, Broward County Commission, Doc. D \$1540.00 Deputy Clerk 3220

1 of 2, Recorded 04/22/2005 at

. . . . APR-12-2005 09:32 FROM-ALL FLORIDA TITLE CO.

> W/C TRI COUNTY THIS INSTRUMENT PREPARED BY AND RETURN TO: BURTON H. MARS, ESQ. ALL FLORIDA TITLE COMPANY, INC. 1995 East Oakland Park Boulevard Suite 310 East Laudemale, Elorida 33306 Fort Lauderdale, Florida 33306 Our File No.: AFT4483

Property Appraison Parcel 1:19232-04-02500 Parcel 2:19232-04-02610 Parcel 3:19232-04-02600

WARRANTY DEED

THIS INDENTURE, made this <u>14</u> day of APRIL, 2005 BETWEEN FIRST REGIONAL BANK CUSTODIAN FBO NORMAN A. LEVIN ROTH IRA #5343 whose address is 5950 La Place Court, #160, Carlsbad, CA 92008, GRANTOR and OUT FOR LIFE PRISON MINISTRIES, INC., A FLORIDA CORP. whose address is 2800 NW 11th Place, Fort Lauderdale, FL 33311, GRANTEE.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, to them in hand paid by the grantee, and the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the grantee, their heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to-wit:

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SUBJECT TO:

- ZONING AND/OR RESTRICTIONS AND PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITY 1.
- 2. RESTRICTIONS, EASEMENTS AND OTHER MATTERS APPEARING ON THE PLAT OR OF RECORD
- TAXES FOR THE YEAR 2005 AND SUBSEQUENT YEARS. 3

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

"Grantor" and "grantee" are used for singular or plural, as context requires.

CFN # 104933332, OR BK 39496 PG 23, Page 2 of 2

- •	APR-12-2005 09:32	FROM-ALL FLORIDA TITLE CO.	954-568-4560	T-954 P 005	F-768
		<u> </u>	5		
	IN and year	WITNESS WHEREOF, grantor first above written.	has hereunto set grantor's	s hand and seal th	ne day
	Signed, s in our pre	ealed and delivered sence:			
			FIRST REGIONA FBO NORMAN #5343		
	Witness #1	Pouse E Sum	BY:	LAL BANK CUST	DIANO
	Print L	buise E Chunn		YAREN N	EAL
	Witness #2 Sign 1 Print 111	enes Jeakur			
		re <u>California</u> OF <u>San Diego</u>	}ss:		
	Th 2005 by REGION	e foregoing instrument was ac	NORMAN A. LEVIN R	1415 day of 07H IRA #5343	April. F IRST
		_	Hashye	þ	_
	Personal	y Known OR Produ	iced Identification		
	Type of lo	dentification Produced			
		Communication Notary P San D	I. KASHYAP ssion # 1538748 ublic - California Diego County Expires Dec 26, 2008		

1



4

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

BROWARD COUNTY a political subdivision of the State of Florida,

Complainant,

VS OUT FOR LIFE PRISON MINISTRIES

CASE #: 13-1762 FOLIO #: 9232-04-0260

Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This cause came on for Public Hearing on 03/17/2014 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: The Respondent(s) has (have) caused or allowed to exist an unsafe structure, as defined in the Florida Building Code.

on property located at: 1211 NW 29 WAY Legally described as: WASHINGTON PARK 7TH ADD 39-10 BLOT 9 LESS W 52.05 BLK 71

 CONCLUSIONS OF LAW: The foregoing Findings of Fact constitute a violation of Florida Building Code:

105.10.3.4 Incomplete buildings or structures commenced without a permit or the permit for which has expired, or completed buildings or structures commenced without a permit or the permit for which expired prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe.

 ORDER: Based upon the foregoing Findings of Fact and Conclusions of Law it is hereby ORDERED that Respondent(s) has (have)

Thirty (30) days to board up until in compliance. This property is to be reverted back to the original duplex. Administrative costs: \$125.00.

DONE AND ORDERED THIS 20 DAY OF	MAACh	20 14
BY	~	-
CI	HAIR	-

NOTICE: IF THE COUNTY 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. INSTR # 112957742 Page 1 of 2, Recorded 04/29/2015 at 03:38 PM Broward County Commission, Doc. D \$154.00 Deputy Clerk 4015

> THIS INSTRUMENT PREPARED BY BURTON H. MARS, PRESIDENT ALL FLORIDA TITLE COMPANY, INC. 1995 East Oakland Park Boulevard Suite 310 Fort Lauderdale, Florida 33306 Our File No. AFT7606

Property Appraiser's Parcel ID: 494232-04-0261

WARRANTY DEED

THIS INDENTURE, made this 21st day of April, 2015 by **OUT FOR LIFE PRISON MINISTRIES, INC., A FLORIDA NON PROFIT CORPORATION,** whose address is 718 SW 3rd Street, Dania, FL 33064, **GRANTOR**, to **WINSTON RICKETTS** whose address is 6801 NW 11th Place, Plantation, FL 33313, **GRANTEE**.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, to them in hand paid by the grantee, and the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the grantee, their heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to-wit:

LOT 9, BLOCK 71, LESS THE WEST 52,05 FEET, WASHINGTON PARK 7TH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO:

- 1. ZONING AND/OR RESTRICTIONS AND PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITY
- 2. RESTRICTIONS, EASEMENTS AND OTHER MATTERS APPEARING ON THE PLAT OR OF RECORD
- 3. TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.
- 4. MUNICIPAL LIENS, CODE VIOLATIONS AND OPEN PERMITS

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

"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness #1 Sign Print:Burton

OUT FOR LIFE MINISTRIES, INC. A FLORIDA NON PROFIT CORPORATION

Witness #2 91 ing Sign Print:Kelsey Dduma

B KURT B. PUGHSLEY. PRESIDENT

STATE OF FLORIDA } SS: COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me 21st day of April, 2015 by KURT B. PUGHSLEY as PRESIDENT of OUT FOR LIFE MINISTRIES, INC., A FLORIDA NON PROFIT CORPORATION.

NOTARY PUBLIC

Personally Known OR Produced Identification N

Type of Identification Produced_

1



Instr# 115379075 , Page 1 of 2, Recorded 10/11/2018 at 09:10 AM Broward County Commission

5

NOTICE OF LIEN

INSTR # 115340158 Recorded 09/24/18 at 12/44 PM Broward County Commission 1 Page(s) #5

Case/Citation number: CZ00009103

Date: 05/25/2018

his document is being re-recorded to attach exhibit "A".

KNOW ALL MEN by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of an Administrative Hearing Disposition (attached exhibit "A") has been recorded in the public records of Broward County, Florida, and, therefore, constitutes a lien against the real and personal property of the following person(s) or entity: 1

RICKETTS , WINSTON 1211 NW 29TH WAY FORT LAUDERDALE FL 333110000

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure if unpaid within three (3) months from said recordation date if the property does not carry homestead exemption.

BROWARD COUNTY Officer earing

Sworn to and subscribed before me this of VENICE W. COOK MY COMMISSION #GG210453

Commission:

Notar

Return to: Taxi/Chauffeur/Permits/Building Permits/Code Violations 1 N University Drive BOX 102A Plantation, FL 33324-0000

EXPIRES: APR 26, 2022

Bonded through 1st State Insurance

Brenda D. Forman Clerk of the Circuit and County Court Parking Citation Division 201 S. E. 6th Street Room 1140 Ft Lauderdale, FL 33301-0000 Hearing Disposition EXHIBIT "A"

Case/Citation number: CZ00009103

Hearing Date: 01/23/2018

Defendant name: RICKETTS , WINSTON

An Administrative Hearing was held this date on the above referenced Citation. Based on statements made by the defendant and/or witnesses and the evidence submitted, the citation is HEREBY HELD to BE:

) Dismissed (X) Valid() Invalid 39-1332 Fine Amount \$ 250.00 Total Amount Due \$_____ Administrative Costs\$ Scheduled payments of \$_____ PAYMENT DUE DATE: will be due the FIRST Day of each month until fine is paid in full, payments to begin . County Courthouse or pay by credit card at www.browardclerk.org. Witnesses: Evidence: Officer, Code Enforcement Heari

Instr# 115379076 , Page 1 of 2, Recorded 10/11/2018 at 09:10 AM Broward County Commission

INSTR # 115340159 Recorded 09/24/18 at 12!44 PM Broward County Commission 1 Page(s) #6

NOTICE OF LIEN

Case/Citation number: CZ00009197

Date: 05/25/2018

5443 Ar

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his document is being re-recorded to attach exhibit "A

. KNOW ALL MEN by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of an Administrative Hearing Disposition der 1 (attached exhibit "A") has been recorded in the public records of Broward County, Elorida, and, therefore, constitutes a lien against the real and personal property of the following person(s) or entity: - 4

RICKETTS , WINSTON 1211 NW 29TH WAY FORT LAUDERDALE FL 333110000

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure if unpaid within three (3) months from said recordation date if the property does not carry homestead exemption.

BROWARD COUNTY Hearing Officer

ust Lois Sworn to and subscribed before me this

Notary Public

Commission:

Return to: Taxi/Chauffeur/Permits/Building Permits/Code Violations 1 N University Drive BOX/02A Plantation, FL 33324-0000

VENICE W. COOK MY COMMISSION #GG210453 EXPIRES: APR 26, 2022

Bonded through 1st State Insurance

Brenda D. Forman Clerk of the Circuit and County Court Parking Citation Division 201 S. E. 6th Street Room 1140 Ft Lauderdale, FL 33301-0000 Hearing Disposition EXHIBIT "A"

Case/Citation number: CZ00009197

ode Enforcement

Hearing Date: 03/29/2018

Defendant name: RICKETTS , WINSTON

An Administrative Hearing was held this date on the above referenced Citation. Based on statements made by the defendant and/or witnesses and the evidence submitted, the citation is HEREBY HELD to BE:

) Dismissed (X) Valid() Invalid Violation a 9-133(a) ____ Fine Amount \$35 Total Amount Due \$ 250.0 Administrative Costs\$, 4128/18 PAYMENT DUE DATE: 40010 Scheduled payments of \$ will the FIRST Day of each month until fine is paid in full, payments to begin will be due County Courthouse or pay by credit card at www.browardclerk.org. Witnesses: Evidence:

Hearing

Instr# 116044912 , Page 1 of 2, Recorded 09/11/2019 at 11:54 AM Broward County Commission

NOTICE OF LIEN

Case/Citation number: CZ00009423

Date: 07/27/2019

KNOW ALL MEN by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of an Administrative Hearing Disposition (attached exhibit "A") has been recorded in the public records of Broward County, Florida, and, therefore, constitutes a lien against the real and personal property of the following person(s) or entity:

Ricketts ,Winston 1211 NW 29 Way Ft Lauderdale FL 33311

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure if unpaid within three (3) months from said recordation date if the property does not carry homestead exemption.

BROWARD COUNTY

Hearing Officer

28 day of Angust, 2019. before me this Sworn to and subscribed Notar Public VENICE W. COOK Commission: MY COMMISSION #GG210453 EXPIRES: APR 26, 2022 Bonded through 1st State Insurance

Return to: Taxi/Chauffeur/Permits/Building Permits Code Violations 1 N University Drive Box 102 Plantation, FL 33324-0000 Brenda D. Forman Clerk of the Circuit and County Court Parking Citation Division 201 S. E. 6th Street Room 1140 Ft Lauderdale, FL 33301-0000 Hearing Disposition

Case/Citation number: CZ00009423

Hearing Date: 05/22/2019

Defendant name: Ricketts , Winston

An Administrative Hearing was held this date on the above referenced Citation. Based on statements made by the defendant and/or witnesses and the evidence submitted, the citation is HEREBY HELD to BE:

() Dismissed () Valid() Invalid Violation of 39-132(a) 00 Total Amount Due \$_175. Fine Amount \$ 17-Administrative Costs\$ PAYMENT DUE DATE: (2)2119 Scheduled payments of \$ will the FIRST Day of each month until fine is paid in full, payments to begin will be due . County Courthouse or pay by credit card at www.browardclerk.org. Witnesses: Evidence:

EXHIBIT "A" Hearing/Officer, Code Enforcement

Instr# 116044913 , Page 1 of 2, Recorded 09/11/2019 at 11:54 AM Broward County Commission

3

NOTICE OF LIEN

Case/Citation number: CZ00009422

Date: 07/27/2019

KNOW ALL MEN by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of an Administrative Hearing Disposition (attached exhibit "A") has been recorded in the public records of Broward County, Florida, and, therefore, constitutes a lien against the real and personal property of the following person(s) or entity:

Ricketts ,Winston 1211 NW 29 Way Fort Lauderdale FL 33311

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure if unpaid within three (3) months from said recordation date if the property does not carry homestead exemption.

BROWARD COUNTY Officer

Sworn to and subscribed before me this _28 day of <u>August</u>, 2019. Notary Public VENICE W. COOK MY COMMISSION #GG210453 Commission: EXPIRES: APR 26, 2022 Bonded through 1st State Insurance Return to: Taxi/Chauffeur/Permits/Building Permits/Code Violations

1 N University Drive Box 102 Plantation, FL 33324-0000 Instr# 116044913 , Page 2 of 2, End of Document

Brenda D. Forman Clerk of the Circuit and County Court Parking Citation Division 201 S. E. 6th Street Room 1140 Ft Lauderdale, FL 33301-0000 Hearing Disposition

Case/Citation number: CZ00009422

Hearing Date: 05/22/2019

Defendant name: Rickets, Winston

An Administrative Hearing was held this date on the above referenced Citation. Based on statements made by the defendant and/or witnesses and the evidence submitted, the citation is HEREBY_HELD to BE:

) Valid() Dismissed () Invalid 39-275(6) Viplation of Total Amount Due $\frac{175.60}{5}$ Fine Amount \$ [75.07 Administrative Costs\$ -421 PAYMENT DUE DATE: Scheduled payments of \$_ will be due the FIRST Day of each month until fine is paid in full, payments to begin . County Courthouse or pay by credit card at www.browardclerk.org. Witnesses: Evidence:

a	EXHIBIT "A"
Hearing Officer,	Code Enforcement

2 rate

Instr# 115379153 , Page 1 of 2, Recorded 10/11/2018 at 09:22 AM Broward County Commission

NOTICE OF LIEN

Case/Citation number: CZ00009306

Date: 09/12/2018

KNOW ALL MEN by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of an Administrative Hearing Disposition (attached exhibit "A") has been recorded in the public records of Broward County, Florida, and, therefore, constitutes a lien against the real and personal property of the following person(s) or entity:

RICKETTS , WINSTON 1211 NW 29TH WAY FORT LAUDERDALE FL 333110000

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure if unpaid within three (3) months from said recordation date if the property does not carry homestead exemption.

BROWARD COUN Officer Heat this 25 day of September 2018 to and subscribed before me Sworn Notary Public VENICE W. COOK MY COMMISSION #GG210453 Commission: EXPIRES: APR 26, 2022 Bonded through 1st State Insurance Return to: Taxi/Chauffeur/Permits/Building Permits/Code Violations 1 N University Drive BOX 102A Plantation, FL 33324-0000

Brenda D. Forman Clerk of the Circuit and County Court Parking Citation Division 201 S. E. 6th Street Room 1140 Ft Lauderdale, FL 33301-0000 Hearing Disposition EXHIBIT "A"

Case/Citation number: CZ00009306

Hearing Date: 06/25/2018

Defendant name: RICKETTS , WINSTON

An Administrative Hearing was held this date on the above referenced Citation. Based on statements made by the defendant and/or witnesses and the evidence submitted, the citation is HEREBY HELD to BE:

) Dismissed (Valid() Invalid 25-/10- Total Amount Due \$_ Administrative Costs\$ Fine Amount \$ PAYMENT DUE DATE: 7/00/10 Scheduled payments of \$ will the FIRST Day of each month until fine is paid in full, payments to begin will be due County Courthouse or pay by credit card at www.browardclerk.org. Witnesses: lctures testimory Evidence:

Faring Officer, Code Enforcement

Instr# 115379154 , Page 1 of 2, Recorded 10/11/2018 at 09:22 AM Broward County Commission

M

NOTICE OF LIEN

Case/Citation number: CZ00009307

Date: 09/12/2018

KNOW ALL MEN by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of an Administrative Hearing Disposition (attached exhibit "A") has been recorded in the public records of Broward County, Florida, and, therefore, constitutes a lien against the real and personal property of the following person(s) or entity:

RICKETTS ,WINSTON 1211 NW 29TH WAY FORT LAUDERDALE FL 333110000

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure if unpaid within three (3) months from said recordation date if the property does not carry homestead exemption.

BROWARD COUNTY

Hearing officer

sworn to and subscribed before me this 25 day of September 2018

Commission:

Notar

Return to: Taxi/Chauffeur/Permits/Building Permits Code Violations 1 N University Drive BOX 102A Plantation, FL 33324-0000

VENICE W-COOK MY COMMISSION #GG210453

EXPIRES: APR 26, 2022 Bonded through 1st State Insurance

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Brenda D. Forman Clerk of the Circuit and County Court Parking Citation Division 201 S. E. 6th Street Room 1140 Ft Lauderdale, FL 33301-0000 Hearing Disposition

Case/Citation number: CZ00009307

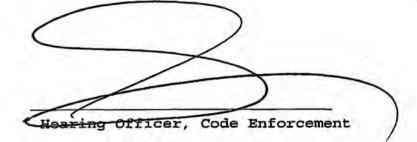
EXHIBIT "A"

Hearing Date: 06/25/2018

Defendant name: RICKETTS , WINSTON

An Administrative Hearing was held this date on the above referenced Citation. Based on statements made by the defendant and/or witnesses and the evidence submitted, the citation is HEREBY/HELD to BE:

() Dismissed (Valid() Invalid 800 Fine Amount \$ 175- Total Amount Due \$ Administrative Costs\$ 25 PAYMENT DUE DATE: //d///8 Scheduled payments of \$ will the FIRST Day of each month until fine is paid in full, payments to begin will be due County Courthouse or pay by credit card at www.browardclerk.org. Witnesses: Dictures Evidence:



Instr# 117075070 , Page 1 of 1, Recorded 02/23/2021 at 12:32 PM Broward County Commission

> Instr# 116639507 , Page 1 of 1, Recorded 07/30/2020 at 09:14 AM Broward County Commission

> > **** FILED: BROWARD COUNTY, FL. Brenda D. Forman, CLERK 7/29/2020 4:38:00 PM.****

In the County Court in a	and for Broward Coun	ty, Florida
Sheldon Hill Plaintiff		
vš.	Case No:	COWE-19-013940
Winston Ricketts, et al Defendant	Judge: Division:	Ellen Feld 83

Default Judgment for Plaintiff

This action having come on for consideration, and it appearing to the court the defendant was duly served with statement of claim and it appearing further that the said defendant failed to appear in said action and the court finding that the said defendant is just indebted to the plaintiff. it is therefore considered:

ORDERED AND ADJUDGED that a default be and the same is hereby entered against the said defendant, Winston Ricketts, Winston Ricketts & Associates Inc and that the said plaintiff, Sheldon Hill, do have and recover from said defendant, Winston Ricketts; Winston Ricketts & Associates Inc. the principal sum of \$5000:00, prejudgment interest of \$0.00, besides the sum of \$500.00 for costs of this suit, that shall bear interest af the legal rate of 6.03% a year, for all of which let execution issue.

It is further ORDERED AND ADJUGDED that the Defendant(s) shall complete Florida Small Claims rules form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney, or to the Plaintiff if the Plaintiff is not represented by an attorney, within 45 days from the date of this Final Judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete form 7.343 and return it to the plaintiff's attorney or to the plaintiff if the plaintiff is not represented by an attorney.

DONE AND ORDERED at Plantation, Broward County, Florida on July 29, 2020

County Court Judge

Copies Furnished

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I HEREBY ATTEST THAT THIS CERTIFIED DOCUMENT IS A TRUE AND CORRECT COPY AS SAME APPEARS ON RECO. ON RECORD WITH BROWARD COUNTY CLERK OF COURTS. VERIFY AT: HTTPS://WWW.BROWARDCLERK.ORG/ECERTIFY



Digitally signed by The Honorable Brenda D. Forman Date: 2021.02.23 12:17:32 -05:00 Reason: Electronic Certified Copy Location: 201 S.E. 6th Street, Fort Lauderdale, FL 33301

Instr# 117348407 , Page 1 of 2, Recorded 06/15/2021 at 02:38 PM Broward County Commission

NOTICE OF LIEN

Citation/Case Number: CZ00010654

Date: 06/11/2021

KNOW ALL MEN by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of an Administrative Hearing Disposition (attached exhibit "A") has been recorded in the public records of Broward County, Florida, and, therefore, constitutes a lien against the real and personal property of the following person(s) or entity:

RICKETTS, WINSTON

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure if unpaid within three (3) months from said recordation date if the property does not carry homestead exemption.

BROWARD COUNTY Heating Officer

Sworn to and subscribed before me by means of [X] physical presence or [] online notarization,

this dayof Notary Public VENICE W. COOK COMMISSION #GG210453 EXPIRES: APR 26, 2022 Commission: Bonded through 1st State Insurance Return to: Taxi/Chauffeur/Permits/Building Permits/Code Violations 1 N University Drive, Box 102 Plantation, FL 33324-0000

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 3/11/2021 10:56:14 AM.****

12

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Brenda D Forman Clerk of the Circuit and County Court Parking Citation Division 201 S E 6th Street – Room 1140 Γι Lauderdale, ΓL 33301

CERTIFIED TO BE A TRUE & EXACT COPY OF ORIGINAL

Hearing Disposition

Hearing Date 2/24/2021

Citation/Case Number CZ00010654

Defendant name RICKETTS, WINSTON

An Administrative Hearing was held this date on the above referenced citation/case Based on the statements made by the defendant, witnesses, and the evidence submitted, the citation is HEREBY HELD to be

	()DIS	MISSED	VALID		() INVALID	
		Violat	ion of 39-	275(6)		
No	show.	10:53	a.m	Un	2.242	<u> </u>
Administr	rative Costs \$	Fine	Amount \$ <u>17</u> :	<u>5 00</u>	Iotal Amount Due	\$17500
PAYMEN	T DUE DATE	3/26/2021	Scheduled	payments	of\$	will be
					its to begin	
				erson to the	e Broward County C	Courthouse.
or pay with	h a credit card at	www.browardc	ICTK OFg.			
Witnesses						
Evidence						
Emacrice -			1			
			11			
		(A)	//			
		HearingOf	ficer. Code L	nforcemen	nt	
		/	-			
		1				

Instr# 117853471 , Page 1 of 2, Recorded 01/10/2022 at 09:25 AM Broward County Commission

2

NOTICE OF LIEN

Citation/Case Number: CZ00009761

Date: 01/06/2022

KNOW ALL MEN by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of an Administrative Hearing Disposition (attached exhibit "A") has been recorded in the public records of Broward County, Florida, and, therefore, constitutes a lien against the real and personal property of the following person(s) or entity:

RICKETTS, WINSTON

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure if unpaid within three (3) months from said recordation date if the property does not carry homestead exemption.

BROWARD COUNTY

Christopher Narducci, Hearing Officer

Sworn to and subscribed before me by means of [X] physical presence or [] online notarization,

this day of GORDON L. MILLER AY COMMISSION # HH 056537 Notary/Public EXPIRES: January 11, 2025 Bonded Thru Notary Public Underwriten Commission: Return to: Taxi/Chauffeur/Permits/Building Permits/Code Violations 1 N University Drive, Box 102 Plantation, FL 33324-0000

2

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 3/11/2021 10:56:14 AM.****

6

Bienda D Forman Cleik of the Circuit and County Court Parking Citation Division 201 S E 6th Street – Room 1140 Ft Lauderdale, FL 33301

CERTIFIED TO BE A TRUE & EXACT COPY OF ORIGINAL

Hearing Disposition

Hearing Date 2/24/2021

Citation/Case Number CZ00009761

Defendant name WINSTON RICKETTS

An Administrative Hearing was held this date on the above referenced citation/case Based on the statements made by the defendant, witnesses, and the evidence submitted, the citation is HEREBY HELD to be:

	() DISMISSED	W VALID	() INVALID	
	Violat	10n of 39-275(7	')(a)	
No she	N. 10:45	qm. en	2.24.21	
Administrative C	Cosis \$ Fi	ne Amount \$ <u>150 00</u>	Total Amount Due <u>\$_150 00</u>	
	Charles and the second s		ents of \$ will be	
	ay of each month until			
	dit card at www browar		to the Broward County Courthouse,	
				h.
Witnesses			EXACT COPY OF ORIG	RUE
			MM. Han	APRIC
			Amuut	-
Evidence			Exhibit	1
			Exhibit	1
		\frown		
		(a)		
	11			
	Hearing	ficer Code Enforc	ement	
	4			
	/			
	/			

Instr# 117853593 , Page 1 of 2, Recorded 01/10/2022 at 09:36 AM Broward County Commission

NOTICE OF LIEN

Citation/Case Number: CZ00010653

Date: 01/06/2022

KNOW ALL MEN by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of an Administrative Hearing Disposition (attached exhibit "A") has been recorded in the public records of Broward County, Florida, and, therefore, constitutes a lien against the real and personal property of the following person(s) or entity:

RICKETTS, WINSTON

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure if unpaid within three (3) months from said recordation date if the property does not carry homestead exemption.

BROWARD COUNTY

Christopher Narducci, Hearing Officer

Sworn to and subscribed before me by means of [X] physical presence or [] online notarization,

this GORDON L. MILLER COMMISSION # HH 056537 EXPIRES: January 11, 2025 Notafy Public Bonded Thru Notary Public Underwriten

Commission:

Return to: Taxi/Chauffeur/Permits/Building Permits/Code Violations) 1 N University Drive, Box 102 Plantation, FL 33324-0000 **** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 3/11/2021 10:56:14 AM.****

11

1

Bienda D Forman Clerk of the Circuit and County Court Parking Citation Division 201 S F. 6th Street – Room 1140 Ft Lauderdale, FL 33301

CERTIFIED TO BE A TRUE & EXACT COPY OF ORIGINAL

Hearing Disposition

Hearing Date 2/24/2021

Citation/Case Number CZ00010653

Defendant name RICKETTS, WINSTON

An Administrative Hearing was held this date on the above referenced citation/case Based on the statements made by the defendant, witnesses, and the evidence submitted, the citation is HEREBY HELD to be

	() DI	SMISSED	(XVALID	() INVALID	
		Viola	ition of 39-215	(g)	
NO	show	10.46	am. cr	2342)	
Administi	rative Costs \$	Fin	e Amount \$ <u>200.00</u>	Total Amount Due \$	200 00
		Contraction of the second s		ients of \$	
	and the second sec		the set of	yments to begin to the Broward County Co	
	a second second second second	at www.broward			
Witnesses					
Evidence					
		/		E	chib
36942 M	00000				
		1/1/			
		Hearing	Officer. Code Enforc	ement	
		/			
		/			

Instr# 115340158 , Page 1 of 1, Recorded 09/24/2018 at 12:44 PM Broward County Commission

5

NOTICE OF LIEN

Case/Citation number: CZ00009103

Date: 05/25/2018

KNOW ALL MEN by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of an Administrative Hearing Disposition (attached exhibit "A") has been recorded in the public records of Broward County, Florida, and, therefore, constitutes a lien against the real and personal property of the following person(s) or entity:

RICKETTS , WINSTON 1211 NW 29TH WAY FORT LAUDERDALE FL 333110000

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure if unpaid within three (3) months from said recordation date if the property does not carry homestead exemption.

BROWARD COUNTR Officer earing day of Avgusbols Sworn to and subscribed before me this Notary Public VENICE W. COOK MY COMMISSION #GG210453 EXPIRES: APR 26, 2022 Commission: Bonded through 1st State insurance

Return to: Taxi/Chauffeur/Permits/Building Permits Code Violations 1 N University Drive BOX 102A Plantation, FL 33324-0000 Instr# 115340159 , Page 1 of 1, Recorded 09/24/2018 at 12:44 PM Broward County Commission

6

NOTICE OF LIEN

Case/Citation number: CZ00009197

Date: 05/25/2018

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

WINSTON RICKETTS 6801 NW 11TH PLACE PLANTATION, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1211 NW 29 WAY FORT LAUDERDALE FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by September 30, 2022\$9,413.18

Or

* Estimated Amount due if paid by October 18, 2022\$9,539.24

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON <u>October 19, 2022</u> UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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BROWARD COUNTY CLERK OF THE CIRCUIT AND COUNTY COURT PARKING CITATION DIVISION 201 S.E. 6TH STREET ROOM 1140 FT LAUDERDALE, FL 33301

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BROWARD COUNTY CODE VIOLATIONS 1 N UNIVERSITY DRIVE BOX 102A PLANTATION, FL 33324

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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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SHELDON HILL 3341 INVERRARY BLVD W LAUDERHILL, FL 33319-4988

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CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FT LAUDERDALE, FL 33301

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*PUBLIC LAND % BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE, FL 33301-1801

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*RICKETTS,WINSTON 1211 NW 29TH WAY FORT LAUDERDALE, FL 33311-5037

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*THOMAS,REGINA 1213 NW 29TH WAY FORT LAUDERDALE, FL 33311-5037

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*WILLIAMS,LUECYNTHIA & LARRY 1200 NW 30TH AVE FORT LAUDERDALE, FL 33311-5024

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ALL FLORIDA TITLE COMPANY, INC. ATTN: BURTON H. MARS 1995 EAST OAKLAND BOULEVARD SUITE 310 FORT LAUDERDALE, FL 33306

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BROWARD COUNTY CLERK OF COURTS 201 SE 6TH STREET, ROOM 18150 FORT LAUDERDALE, FL 33301

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Or

* Estimated Amount due if paid by October 18, 2022\$9,539.24

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON <u>October 19, 2022</u> UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

WARNING

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

RICKETTS, WINSTON 1211 NW 29TH WAY FORT LAUDERDALE, FL 33311-5037

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1211 NW 29 WAY FORT LAUDERDALE FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by September 30, 2022\$9,413.18

Or

* Estimated Amount due if paid by October 18, 2022\$9,539.24

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON <u>October 19, 2022</u> UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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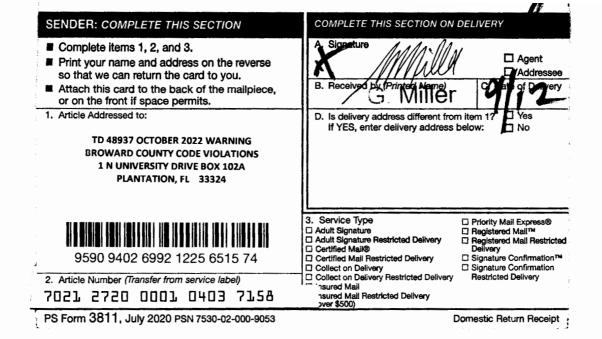
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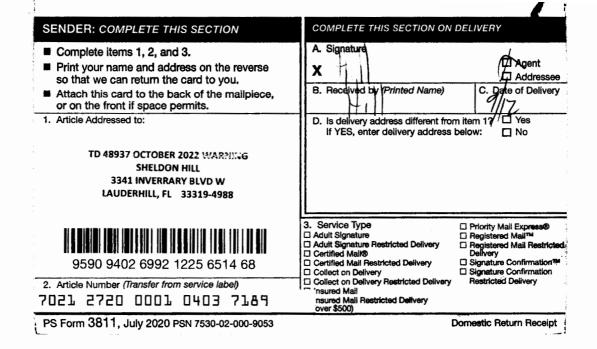
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 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X B. Received by (Printed Name)	C. Date of Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt



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