

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
5142 30 13 0740	742589	SW 48 AVE PEMBROKE PARK 33023

Legal Description

HOLLYWOOD RIDGE FARMS, 2-16 MISC 15 STRIP LYING E OF LOTS 26 C & D & 27 C & D

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 17078	\$4,790	No	No	No

Owner of Record on Current Tax Roll
TOLEDANO PROPERTIES LLC

Billing Name & Address

50 E 28 ST APT 21E
NEW YORK NY 10016-7980

UPDATE REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 10/18/2023

Search covers previous search through: 10/11/2023

Kinsey Ram
Title Examiner

Note: Parties and documents from previous search are not included in this update.

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)Notice of Application for Tax Deed
Inst:119148529**MORTGAGE HOLDER****Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record****Document****Examiner Comments**CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH FL 33441Lien
Bk:119127818**Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51021

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of January 2024, 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:

TOLEDANO PROPERTIES LLC
50 E 28TH ST APT 21E
NEW YORK, NY 10016-7980

TOLEDANO PROPERTIES LLC
441 E 75TH ST APT 1B
NEW YORK, NY 10021-3115

CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

*SCHOOL BOARD OF BROWARD
COUNTY
ATTN: FACILITY MANAGEMENT
3550 SW 48TH AVE
PEMBROKE PARK, FL 33023-5410

TOLEDANO PROPERTIES LLC
333 EAST 14TH STREET APT 17-F
NEW YORK, NY 10003

MAURICE R KASSIMIR ESQ
MAURICE KASSIMIR & ASSOCIATES,
PC
1065 AVENUE OF THE AMERICAS
NEW YORK, NY 10018-1878

TOWN OF PEMBROKE PARK
3150 SW 52ND AVE
PEMBROKE PARK, FL 33023-5413

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 2nd day of January 2024 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**

20

Broward County, Florida

INSTR # 119297455
Recorded 12/21/23 at 09:59 AM
Broward County Commission
1 Page(s)
#20

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51021

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: 514230-13-0740

Certificate Number: 17078

Date of Issuance: 05/25/2021

Certificate Holder: ROBERT L LEWIS CITY FLORIDA LAND INC

Description of Property: HOLLYWOOD RIDGE FARMS
2-16 MISC
15 STRIP LYING E OF LOTS 26 C &
D & 27 C & D

Name in which assessed: TOLEDANO PROPERTIES LLC

Legal Titleholders: TOLEDANO PROPERTIES LLC
441 E 75 ST APT 1B
NEW YORK, NY 10021-3115

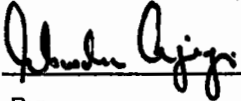
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of February, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 20th day of December, 2023.

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 Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: browardcountylegalnotices.com
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024
Minimum Bid: 2612.35

CORRECTIVE: This document is being recorded to amend the sale date, the publish location and the publish dates. Instrument# 119148529

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51021

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: 514230-13-0740
Certificate Number: 17078
Date of Issuance: 05/25/2021
Certificate Holder: ROBERT L LEWIS CITY FLORIDA LAND INC
Description of Property: HOLLYWOOD RIDGE FARMS
2-16 MISC
15 STRIP LYING E OF LOTS 26 C &
D & 27 C & D

Name in which assessed: TOLEDANO PROPERTIES LLC
Legal Titleholders: TOLEDANO PROPERTIES LLC
441 E 75 ST APT 1B
NEW YORK, NY 10021-3115

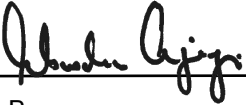
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of February, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 20th day of December, 2023.

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 Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: browardcountylegalnotices.com
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024
Minimum Bid: 2612.35

Notice of Application for Tax Deed Legal Notice

01/18/2024 8:57 AM (EST)



Please choose a category Notice of Application for Tax Deed

Title BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION
NOTICE OF APPLICATION FOR FEBRUARY 21, 2024 TAX DEED AUCTION

Publish Date 01/18/2024

Publish Time 8:51 AM (EST)

Description STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 47652, 50944, 50946, 50972, 50973, 50980, 50981, 50985, 50988, 51016, 51021, 51037, 51045, 51050, 51058, 51065, 51067, 51073, 51088, 51093, 51096, 51098, 51112, 51121, 51123, 51133, 51135, 51139, 51140, 51146, 51150, 51154, 51163, 51171, 51174, 51178

TAX DEED AUCTION SCHEDULED FEBRUARY 21, 2024
PUBLISH THE WEEKS OF 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 at
<https://browardcountylegalnotices.com>

Attach Files (Optional)



ADS FEBRUARY 21, 2024 AUCTION.pdf

Submitted by (Email Address) Cvilleda@broward.org

Signature

A handwritten signature in black ink, appearing to be "Cvilleda".

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24000341

Broward County, FL VS Toledano Properties LLC

RETURN OF SERVICE



Court Case # TD 51021

Hearing Date:02/21/2024

Received by CCN 12628

01/08/2024 9:04 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Toledano Properties LLC SW 48 Avenue (SEE MAP) Pembroke Park FL 33023**

Served:

X

Not Served:

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

Date: 01/08/2024 Time: 10:43 AM

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

Other Returns: Other Returns

COMMENTS: Posted tax notice on brown 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: *Annette Shannon*

D.S.

A. Shannon, #12628

RECEIPT INFORMATION		EXECUTION COSTS	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
PROPERTY ID # 514230-13-0740 (TD #51021)

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by January 31, 2024\$2,480.44

Or

* Amount due if paid by February 20, 2024\$2,509.97

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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

TOLEDANO PROPERTIES LLC
SW 48 AVE
PEMBROKE PARK, FL 33023

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

CORRECTIVE: This document is being recorded to amend the sale date, the publish location and the publish dates. Instrument# 119148529

Broward County, Florida

INSTR # 119297455
Recorded 12/21/23 at 09:59 AM
Broward County Commission
1 Page(s)
#20

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51021

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: 514230-13-0740
Certificate Number: 17078
Date of Issuance: 05/25/2021
Certificate Holder: ROBERT L LEWIS CITY FLORIDA LAND INC
Description of Property: HOLLYWOOD RIDGE FARMS
2-16 MISC
15 STRIP LYING E OF LOTS 26 C &
D & 27 C & D
Name in which assessed: TOLEDANO PROPERTIES LLC
Legal Titleholders: TOLEDANO PROPERTIES LLC
441 E 75 ST APT 1B
NEW YORK, NY 10021-3115

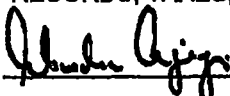
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of February, 2024. 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:

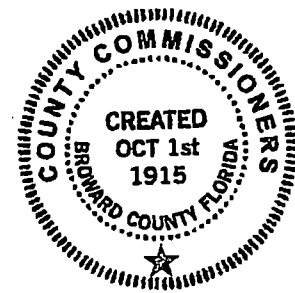
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 20th day of December, 2023.

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 Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: browardcountylegalnotices.com
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024
Minimum Bid: 2612.35

RECEIVED SHERIFF
2024 JAN -3 PM 12:11
BROWARD COUNTY, FLORIDA

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51021

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: 514230-13-0740
Certificate Number: 17078
Date of Issuance: 05/25/2021
Certificate Holder: ROBERT L LEWIS CITY FLORIDA LAND INC
Description of Property: HOLLYWOOD RIDGE FARMS
2-16 MISC
15 STRIP LYING E OF LOTS 26 C &
D & 27 C & D

Name in which assessed: TOLEDANO PROPERTIES LLC
Legal Titleholders: TOLEDANO PROPERTIES LLC
50 E 28 ST APT 21E
NEW YORK, NY 10016-7980

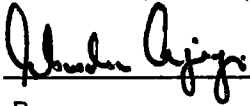
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of January, 2024. 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 2nd day of October, 2023.

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 Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 12/14/2023, 12/21/2023, 12/28/2023 & 01/04/2024
Minimum Bid: 2240.44

le



DEERFIELD BEACH
FLORIDA

City of Deerfield Beach
150 NE 2nd Avenue
Deerfield Beach, Florida 33441

OFFICE OF CODE COMPLIANCE
150 NE 2ND AVENUE
DEERFIELD BEACH, FLORIDA 33441

CITY OF DEERFIELD BEACH, FLORIDA

Case #: 23080021

Petitioner,

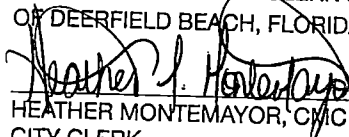
vs.

TOLEDANO PROPERTIES LLC

Respondent(s)

FINAL ORDER AND ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN FOR REPEAT VIOLATION

HEREBY CERTIFY THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY FROM THE RECORDS IN THE CITY CLERK'S OFFICE, CITY OF DEERFIELD BEACH, FLORIDA.


HEATHER MONTEMAYOR, CMIC
CITY CLERK

TO: TOLEDANO PROPERTIES LLC

50 E 28 ST APT 21E NEW YORK, NY 10016

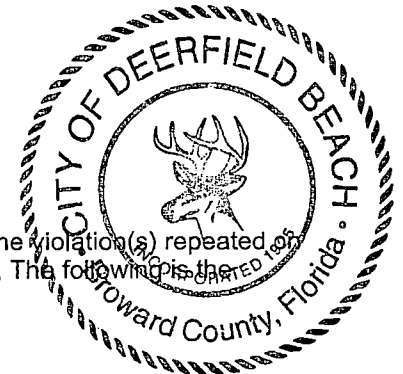
The City of Deerfield Beach Special Magistrate, having heard evidence, testimony or approved stipulation, on Wednesday, August 23, 2023 and based upon evidence, the Special Magistrate enters the following Findings of Fact:

1. That the City of Deerfield Beach Special Magistrate did issue on **4/12/2023**, a Final Order in case #**22030411** commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a per day fine for each violation.
2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 474331000240

LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4 OF SW1/4

STREET ADDRESS: 100 NW 3 CT, DEERFIELD BEACH, FL 33441



3. That the Respondent(s) did comply with the Final Order, however, the same violation(s) repeated on **8/7/2023 - 8/23/2023**. This is a repeating violation which has been corrected. The following is the specific code section(s) and description of the violations:

	Ordinance/Regulation	Section	Description	Days to Comply from NOV Date
1	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES	ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	(a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, inoperative vehicles, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by...	14

4. A fine in the amount of **\$500.00 per day the violation(s) repeated for a total of \$8,500.00** is hereby confirmed and imposed. **Additionally, a fine of (\$80.00) to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Article VI - Code Enforcement of the City of Deerfield Beach Code of Ordinances, as currently enacted or as may be amended from time to time, and such lien shall be co-equal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles and claims regardless of when created or recorded. The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

Respondents may appeal a final administrative order of the Special Magistrate for the City of Deerfield Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this August 28, 2023

ATTEST:

OFFICE OF CODE COMPLIANCE
CITY OF DEERFIELD BEACH, FLORIDA

[Signature]
SPECIAL MAGISTRATE CLERK

[Signature]
Douglas Gonzales
SPECIAL MAGISTRATE

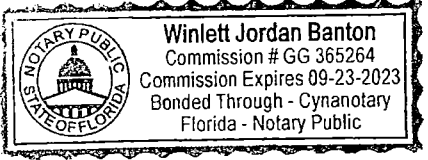
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 28 day of August 2023 (year), by Douglas Gonzales
(name of person acknowledging)

The Clerk and Special Magistrate, respectively, of the City of Deerfield Beach, who are personally known
to me and who did not take an oath.

My Commission Expires:

[Signature]
NOTARY PUBLIC, State of Florida at Large



Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Deerfield Beach.

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 51021

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
5142 30 13 0740	742589	SW 48 AVE

Legal Description

HOLLYWOOD RIDGE FARMS, 2-16 MISC 15 STRIP LYING E OF LOTS 26 C & D & 27 C & D

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 17078	\$4,790	No	No	No

Owner of Record on Current Tax Roll

TOLEDANO PROPERTIES LLC

Billing Name & Address

50 E 28 ST APT 21E
NEW YORK NY 10016-7980

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date:08/01/2023 **Search covers** **20 years** **through:**07/25/2023

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

TOLEDANO PROPERTIES, LLC
 333 EAST 14TH STREET, APARTMENT 17-F
 NEW YORK NY 10003

Document

Deed
 Bk:50416 Pg:713

Examiner Comments

No Sunbiz record found.

Related Documents (for Reference)

Tax Deed
 Bk:14937 Pg:306

Deed
 Bk:50335 Pg:859

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

CITY OF DEERFIELD BEACH
 150 NE 2 AVE
 DEERFIELD BEACH FL 33441

Document

Lien
 Inst:113900532

Lien
 Inst:114034041

Lien
 Inst:114041442

Lien
 Inst:115216511

Lien
 Inst:115698258

Lien
 Inst:116919516

Examiner Comments

Name & Address of Record	Document	Examiner Comments
	Lien Inst:117201430	
	Lien Inst:118000026	
	Lien Inst:118000027	
	Lien Inst:118000028	
	Lien Inst:118269640	
	Lien Inst:118767430	
	Lien Inst:118767431	
	Lien Inst:118899970	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

Prepared By:
Maurice R. Kassimir, Esq.
Maurice Kassimir & Associates, P.C.
1065 Avenue of the Americas
New York, New York 10018

PARCEL ID:1230 13 074

KNOW ALL PERSONS BY THESE PRESENTS

THAT, **FLORENCE TOLEDANO and DANIEL TOLEDANO, TRUSTEES OF THE FLORENCE TOLEDANO 2013 LIVING TRUST (“Grantor”)**, with an address at 333 East 14th Street, Apartment 17-F, New York, New York 10003, for consideration in the amount of NO (\$0) DOLLARS, do hereby grant, convey, remise, release and quitclaim unto the **TOLEDANO PROPERTIES, LLC**, with an address at 333 East 14th Street, Apartment 17-F, New York, New York 10003, its successors and assigns, forever, any and all of Grantor’s right, title, interest, claim and demand to:


HOLLYWOOD RIDGE FARMS, 2-16 MISC 15 STRIP LYING E OF LOTS 26 C & D & 27 C & D

TOGETHER WITH all the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and together with all rights and easements of record;

SUBJECT to reservations, restrictive covenants, easements and limitations of record and real property taxes for the current year;

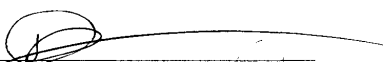
TO HAVE AND TO HOLD, the same in fee simple forever.

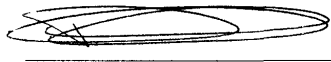
WITNESS our hands and seals this 26th day of November, 2013.

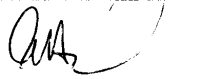

Witness


Florence Toledano


Witness


Witness


Daniel Toledano



Witness

STATE OF NEW YORK }
 :
COUNTY OF NEW YORK }

ss.:

The foregoing instrument was acknowledged before me this 26 day of November, 2013 by FLORENCE TOLEDANO and DANIEL TOLEDANO, who are personally known to me or have produced their as identification.

JEFFREY BAUMSTEIN
Notary Public, State of New York
No. 02BA6266352
Qualified in New York County
Commission Expires July 23, 2016


(Notary Public)

BROWARD COUNTY, STATE OF FLORIDA

=====

FLORENCE TOLEDANO 2013 LIVING TRUST, with FLORENCE TOLEDANO and DANIEL TOLEDANO as
Trustees
to
TOLEDANO PROPERTIES, LLC

=====

Quitclaim Deed

MAURICE KASSIMIR & ASSOCIATES, P.C.
ATTORNEYS AT LAW
1065 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10018
TEL: (212) 944-1377
FAX: (212) 790-5868

TAX DEED

87468414

STATE OF FLORIDA
COUNTY OF BROWARD

The following Tax Sale Certificate Numbered 4497 issued on JUNE 2nd, 1980 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the twenty-first (21st) day of OCTOBER, 1987, offered for sale as required by law for cash to the highest bidder and was sold to FLORENCE TOLEDANO

Address 333 EAST 14th STREET, APT. #17-F, NEW YORK, N. Y. 10003

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, this 21st day of OCTOBER, 1987

the County of BROWARD, State of Florida, in consideration of the sum of (\$ 2,978.25) TWO THOUSAND NINE HUNDRED SEVENTY-EIGHT AND..... 25/100..... Dollars, being the amount paid pursuant to the

Laws of Florida does hereby sell the following lands situated in the County and State and described as follows.

16.50
NOTARY PUBLIC
STATE OF FLORIDA

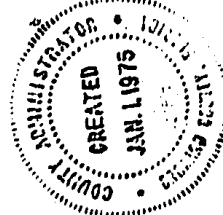
HOLLYWOOD RIDGE FARMS
2-16 MISC
15 STRIP LYING E OF LOTS 26
C & D & 27 C & D

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

Jean M. Mieloch (SEAL)
Deputy County Administrator
Clerk of Circuit Court or County Comptroller -
BROWARD County, Florida.

Witness.

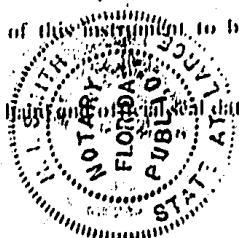
Alice G. George
W. M. LEBRON



STATE OF FLORIDA
COUNTY OF BROWARD

On this 23rd day of OCTOBER, 1987, before me H. I. SMITH personally appeared Jean M. Mieloch, Deputy County Administrator, Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument, to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal this date aforesaid.



H. I. Smith
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JULY 10, 1988
BONDED THRU GENERAL INS. UND.

97 NOV 6 PM 3:29

BK 14937PG0306

WILL CALL

12/2

Form No. 401-314

NOTICE OF APPLICATION FOR TAX DEED NO. 12388

NOTICE is hereby given that FLORENCE TOLEDANO
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:

Certificate No. 4497 Year of Issuance 6/2/80

Description of Property: FOLIO: 1230 13 074
HOLLYWOOD RIDGE FARMS
2-16 MISC 15 STRIP
LYING E OF LOTS 26 C &
D & 27 C & D

Name in which assessed: WEITZ, MAX

Legal titleholder: HOLLYWOOD RIDGE FARMS,
INC.

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 certifi-
cate will be sold to the highest bidder at the Court House door on 21ST day of
OCTOBER 19 87 at 10:00 A.M.

Dated this 11TH day of SEPTEMBER 19 87



L.A. HESTER
County Administrator
REVENUE COLLECTION DIVISION

By Jean M. Mieloch
Jean M. Mieloch Deputy

Publish: BROWARD REVIEW
Issues: Sept. 17, 24; Oct. 1 & Oct. 8, 1987

BK 14 937 PG 0307

CERTIFICATE OF MAILING NOTICES

Tax Deed No. 12388

STATE OF FLORIDA)
COUNTY OF BROWARD) ss.

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 25TH day of SEPTEMBER A.D. 1987, mail a copy of the Notice of Application for Tax Deed to the following persons:

Weitz, Max, 20 W. Flagler St., Miami, FL 33130

Weitz, Max, 76 SE 1st Street, Miami, FL

Shirley Weitz, 4200 Sheridan Street, Apt. 352, Hollywood, FL 33021

Myron S. Greentree, 3301 NE 5th Ave., Miami, FL

City of Pembroke Park, Town Hall, 3150 SW 52nd Ave., Pembroke Park, FL 33023

Broward County Engineering, Att: Roy Reynolds,
Government Center, 3rd Floor, Ft. Lauderdale, FL 33301

(INTER-OFFICE)

Broward County Utilities, Att: Marge Christman,
2401 Powerline Road, Pompano Beach, FL 33060

(INTER-OFFICE)

Included in the names and addresses of the persons appearing herein are those of the owner or owners and each mortgagee, if any, if the name and addresses of said persons appear on the tax roll for the year in which the taxes were last extended on the property described in the above mentioned application for Tax Deed and the name and address of the person last paying taxes upon the property under this Tax Deed Application, as shown by the Tax Collector's receipt book.

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'.

A copy of said notice was mailed by certified mail to the municipality and to other taxing districts in which the property described in this Tax Deed Application is situated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 25TH day of SEPTEMBER A.D. 19 87 in compliance with Section 197.256, Florida Statutes,

1973, as amended by Chapter 75-192, House Bill No. 74, Laws of Florida 1975.

L.A. HESTER
COUNTY ADMINISTRATOR
Department of Finance
REVENUE COLLECTION DIVISION

By Jean M. Mieloch Deputy

SEAL



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

BK 14937PG0308

6

Prepared By:
Maurice R. Kassimir, Esq.
Maurice Kassimir & Associates, P.C.
1065 Avenue of the Americas
New York, New York 10018

PARCEL ID:1230 13 074

K N O W A L L P E R S O N S B Y T H E S E P R E S E N T S

THAT, **FLORENCE TOLEDANO ("Grantor")**, with an address at 333 East 14th Street, Apartment 17-F, New York, New York 10003, for consideration in the amount of NO (\$0) DOLLARS, does hereby grant, convey, remise, release and quitclaim unto **the FLORENCE TOLEDANO 2013 LIVING TRUST ("Grantee") WITH TRUSTEES, FLORENCE TOLEDANO AND DANIEL TOLEDANO**, with an address at 333 East 14th Street, Apartment 17-F, New York, New York 10003, its successors and assigns, forever, any and all of Grantor's right, title, interest, claim and demand to:

HOLLYWOOD RIDGE FARMS, 2-16 MISC 15 STRIP LYING E OF LOTS 26 C & D & 27 C & D

The following described real property, situate, lying and being in the County of Broward and the State of Florida, and known and designated as HOLLYWOOD RIDGE FARMS, according to the Tax Deed 4497 thereof, recorded in O.R. Book 14937, Page 306, of the Public Records of Broward County, Florida, as amended;

TOGETHER WITH all easements, rights and interests appurtenant thereto as provided in the said Tax Deed;

SUBJECT to all of the terms, covenants and conditions of the said Tax Deed;

SUBJECT to reservations, restrictive covenants, easements and limitations of record and real property taxes for the current year;

2

RETURN TO: CITY CLERK
150 NE 2 AVENUE
Deerfield Beach, Florida

Prepared By: Winlett Banton-Jordan, Code Compliance Magistrate Clerk

CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

IN THE MATTER OF:

CASE: 16020027
LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4 OF SW1/4
FOLIO #: 474331000240
PROPERTY ADDRESS: 100 NW 3 Ct DEERFIELD BEACH, FL 33441
PROPERTY OWNER: TOLEDANO PROPERTIES LLC

NOTICE OF SPECIAL ASSESSMENT LIEN


BEFORE ME, the undersigned authority, personally appeared Hugh Dunkley, the Finance Director of Deerfield Beach, Florida, a Municipal Corporation organized and existing under laws of the State of Florida, who being duly sworn, says that:

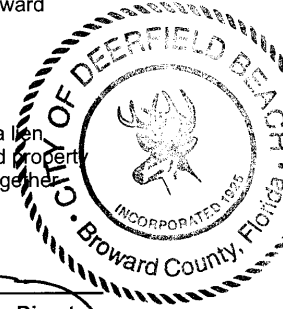
1. As the Finance Director he/she maintains a listing of the Special Assessment Liens of the City of Deerfield Beach, whose address is 150 NE 2nd Avenue, Deerfield Beach, Florida.
2. According to the mow/trim Case #16020027, a lien in the amount of \$125.00 representing the actual costs the City of Deerfield Beach incurred in complying with the order of the Code Compliance Special Magistrate in favor of the City of Deerfield Beach against real property located in Broward County, Florida described as Property address.

TOLEDANO PROPERTIES LLC
333 E 14 ST #17F NEW YORK, NY 10003

3. Pursuant to its Ordinance No. 1991-10, Section 3624, the City of Deerfield Beach has a lien superior to all other liens except those of the City and County taxes, on the above -described property in the aforesaid amount together with interest at the rate of twelve (12) percent per annum together with any penalties provided by law or ordinance, plus costs of recording.

STATE OF FLORIDA
COUNTY OF BROWARD

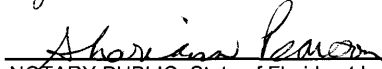
BY: 
Hugh Dunkley, Finance Director




Before me personally appeared Hugh Dunkley to me well known and known to be the person described in and who executed the foregoing instrument, and acknowledged and before me that he executed said instrument for the purposes therein expressed.

Witness my hand and official seal, this 23 Day Of August 2016

I HEREBY CERTIFY THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY FROM THE RECORDS IN THE CITY CLERK'S OFFICE, CITY OF DEERFIELD BEACH, FLORIDA.


NOTARY PUBLIC, State of Florida at Large




SAMANTHA GILLYARD, CMC
CITY CLERK



Deerfield Beach
Florida

City of Deerfield Beach
150 NE 2nd Avenue
Deerfield Beach, Florida 33441

OFFICE OF CODE COMPLIANCE
150 NE 2ND AVENUE
DEERFIELD BEACH, FLORIDA 33441

CITY OF DEERFIELD BEACH, FLORIDA

Case #: 16060128

Petitioner,

vs.

TOLEDANO PROPERTIES LLC

Respondent(s)

FINAL ORDER AND ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN FOR REPEAT VIOLATION

TO: TOLEDANO PROPERTIES LLC

333 E 14 ST #17F NEW YORK, NY 10003

The City of Deerfield Beach Special Magistrate, having heard evidence, testimony or approved stipulation, on Tuesday, August 9, 2016 and based upon evidence, the Special Magistrate enters the following Findings of Fact:

1. That the City of Deerfield Beach Special Magistrate did issue on **3/8/2016**, a Final Order in case #**16020027** commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a per day fine for each violation.
2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 474331000240

LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4 OF SW1/4

STREET ADDRESS: 100 NW 3 Ct DEERFIELD BEACH, FL 33441

3. That the Respondent(s) did comply with the Final Order, however, the same violation(s) repeated on **3-9-16 TO 3-16-16**. This is a repeating violation which has been corrected. The following is the specific code section(s) and description of the violations:

(A)

4. A fine in the amount of \$200.00 per day the violation(s) repeated for a total of \$1,400.00 is hereby confirmed and imposed. Additionally, a fine of (\$80.00) to cover costs incurred in the prosecution of this matter is confirmed and imposed.

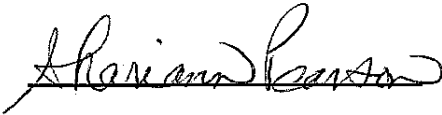
5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Article IV - Code Enforcement of the City of Deerfield Beach Code of Ordinances, as currently enacted or as may be amended from time to time, and such lien shall be co-equal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles and claims regardless of when created or recorded. The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

Respondents may appeal a final administrative order of the Special Magistrate for the City of Deerfield Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this August 15, 2016

ATTEST:

OFFICE OF CODE COMPLIANCE
CITY OF DEERFIELD BEACH, FLORIDA



SPECIAL MAGISTRATE CLERK

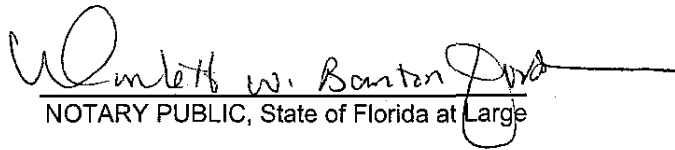
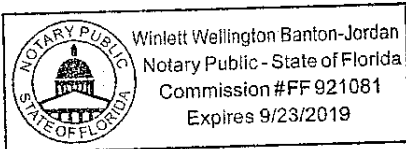


SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15 day of August, 2016 by Sharann Pearson and Eugene Steinfeld, Clerk and Special Magistrate, respectively, of the City of Deerfield Beach, who are personally known to me and who did not take an oath.

My Commission Expires:


NOTARY PUBLIC, State of Florida at Large

Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Deerfield Beach.



Deerfield Beach
Florida

City of Deerfield Beach
150 NE 2nd Avenue
Deerfield Beach, Florida 33441

OFFICE OF CODE COMPLIANCE

CITY OF DEERFIELD BEACH,
FLORIDA

Case #: 16020027

Petitioner,

vs.

TOLEDANO PROPERTIES LLC

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

IN RE:

STREET ADDRESS: 100 NW 3 Ct DEERFIELD BEACH, FL
33441

FOLIO: 474331000240

LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF
SW1/4 OF SW1/4 OF SW1/4

The City of Deerfield Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Tuesday, March 8, 2016, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the City of Deerfield Beach Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
ARTICLE VII. - ABANDONED REAL PROPERTY Sec. 34-144. - Maintenance requirements.	(a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, inoperative vehicles, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by... PLEASE KEEP THIS PROPERTY MAINTAINED. IT IS OVERGROWING AND NEEDS TO BE ON A REGULAR MOWING AND EDGING SCHEDULE. WE APPRECIATE YOUR CONTINUED COOPERTION ON THIS MATTER. PLEASE PROPERLY MOW, TRIM AND EDGE ENTIRE LOT. IF THE VIOLATION IS NOT CORRECTED, THE CITY WILL ABATE AND ASSESS THE PROPERTY ALL FINES AND FEES INCURRED.	3/15/2016	6/28/2016	\$100.00

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Compiled	Daily Fine
DIVISION 2. - NUISANCE ABATEMENT PROGRAM Subdivision I. - General Provisions Section 34-122. - Authority. Added	The City of Deerfield Beach, acting through the city commission and/or its designee(s), shall have authority pursuant to home rule and police powers under Article VIII, section 2, of the Florida Constitution to determine and declare the existence of ... PLEASE KEEP THIS PROPERTY MAINTAINED. IT IS OVERGROWING AND NEEDS TO BE ON A REGULAR MOWING AND EDGING SCHEDULE. WE APPRECIATE YOUR CONTINUED COOPERATION ON THIS MATTER. PLEASE PROPERLY MOW, TRIM AND EDGE ENTIRE LOT. IF THE VIOLATION IS NOT CORRECTED, THE CITY WILL ABATE AND ASSESS THE PROPERTY ALL FINES AND FEES INCURRED.	3/15/2016	6/28/2016	\$100.00

I HEREBY CERTIFY THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY FROM THE RECORDS IN THE CITY CLERK'S OFFICE, CITY OF DEERFIELD BEACH, FLORIDA.

Samantha Gillyard
SAMANTHA GILLYARD, CMC
CITY CLERK

Notes:

NUISANCE ABATEMENT ORDER

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) SHALL NOTIFY the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk compliance has occurred.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Property owner(s) has/ have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached. The Special Magistrate has also assessed an additional fine of \$80.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Article IV - Code Enforcement of the City of Deerfield Beach Code of Ordinances.

Respondents may appeal this Final Order. An appeal must be filed within (30) days of the execution of this Final Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Inspector at 954-480-4241

DONE AND ORDERED this March 15, 2014

ATTEST:

OFFICE OF CODE COMPLIANCE
 CITY OF DEERFIELD BEACH, FLORIDA

Sharon Benson

Eugene Steinfeld
 Eugène Steinfeld

SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

Note: Payments should be mailed to the above address made payable to The City of Deerfield Beach.

5



City of Deerfield Beach
150 NE 2nd Avenue
Deerfield Beach, Florida 33441

OFFICE OF CODE COMPLIANCE
150 NE 2nd Avenue
Deerfield Beach, Florida 33441

CITY OF DEERFIELD BEACH, FLORIDA

Petitioner,

vs.

TOLEDANO PROPERTIES LLC

Respondent(s)

Case #:

16020027

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

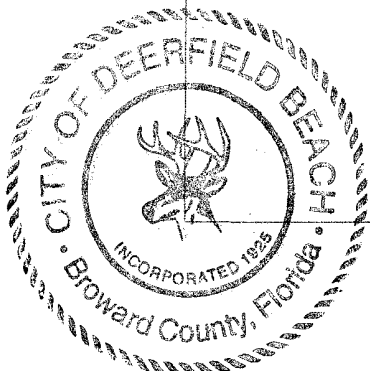
TO: TOLEDANO PROPERTIES LLC

333 E 14 ST #17F NEW YORK, NY 10003

The City of Deerfield Beach Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the City of Deerfield Beach Special Magistrate did issue on 3/8/2016, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$80.00.

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
ARTICLE VII. - ABANDONED REAL PROPERTY Sec. 34-144. - Maintenance requirements.	(a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, inoperative vehicles, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by... PLEASE KEEP THIS PROPERTY MAINTAINED. IT IS OVERGROWING AND NEEDS TO BE ON A REGULAR MOWING AND EDGING SCHEDULE. WE APPRECIATE YOUR CONTINUED COOPERATION ON THIS MATTER. PLEASE PROPERLY MOW, TRIM AND EDGE ENTIRE LOT. IF THE VIOLATION IS NOT CORRECTED, THE CITY WILL ABATE AND ASSESS THE PROPERTY ALL FINES AND FEES INCURRED.	4/12/2016		\$100.00



I HEREBY CERTIFY THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY FROM THE RECORDS IN THE CITY CLERK'S OFFICE, CITY OF DEERFIELD BEACH, FLORIDA.

SAMANTHA GILLYARD, CMC
CITY CLERK

6

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
DIVISION 2. - NUISANCE ABATEMENT PROGRAM Subdivision 1. - General Provisions Section 34-122. - Authority. Added	The City of Deerfield Beach, acting through the city commission and/or its designee(s), shall have authority pursuant to home rule and police powers under Article VIII, section 2, of the Florida Constitution to determine and declare the existence of ... PLEASE KEEP THIS PROPERTY MAINTAINED. IT IS OVERGROWING AND NEEDS TO BE ON A REGULAR MOWING AND EDGING SCHEDULE. WE APPRECIATE YOUR CONTINUED COOPERTION ON THIS MATTER. PLEASE PROPERLY MOW, TRIM AND EDGE ENTIRE LOT. IF THE VIOLATION IS NOT CORRECTED, THE CITY WILL ABATE AND ASSESS THE PROPERTY ALL FINES AND FEES INCURRED.	4/12/2016		\$100.00

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 474331000240
LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4 OF SW1/4
STREET ADDRESS: 100 NW 3 Ct DEERFIELD BEACH, FL 33441

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Graber, L**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Inspector. **Additionally, a fine of \$80.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

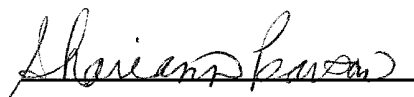
5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Article IV - Code Enforcement of the City of Deerfield Beach Code of Ordinances, as currently enacted or as may be amended from time to time. The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida.

Respondents may appeal a final administrative order of the Special Magistrate for the City of Deerfield Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this April 19, 2016

ATTEST:

OFFICE OF CODE COMPLIANCE
 CITY OF DEERFIELD BEACH, FLORIDA



SPECIAL MAGISTRATE CLERK



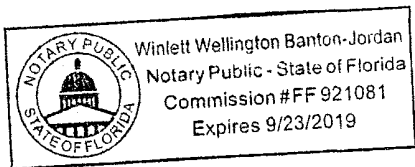
SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 19 day of April,
2016 by Sherian Pearson and Eugene M. Steinfeld, Clerk and
Special Magistrate, respectively, of the City of Deerfield Beach, who are personally known to me and
who did not take an oath.

My Commission Expires:

Winlett W. Banton Jr.
NOTARY PUBLIC, State of Florida at Large



Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Deerfield Beach.



Deerfield Beach
Florida

City of Deerfield Beach
150 NE 2nd Avenue
Deerfield Beach, Florida 33441

OFFICE OF CODE COMPLIANCE

CITY OF DEERFIELD BEACH,
FLORIDA

Case #: 16020027

Petitioner,

vs.

TOLEDANO PROPERTIES LLC

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

IN RE:

STREET ADDRESS: 100 NW 3 Ct DEERFIELD BEACH, FL
33441

FOLIO: 474331000240

LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF
SW1/4 OF SW1/4 OF SW1/4

The City of Deerfield Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Tuesday, March 8, 2016, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the City of Deerfield Beach Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
ARTICLE VII. - ABANDONED REAL PROPERTY Sec. 34-144. - Maintenance requirements.	(a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, inoperative vehicles, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by... PLEASE KEEP THIS PROPERTY MAINTAINED. IT IS OVERGROWING AND NEEDS TO BE ON A REGULAR MOWING AND EDGING SCHEDULE. WE APPRECIATE YOUR CONTINUED COOPERATION ON THIS MATTER. PLEASE PROPERLY MOW, TRIM AND EDGE ENTIRE LOT. IF THE VIOLATION IS NOT CORRECTED, THE CITY WILL ABATE AND ASSESS THE PROPERTY ALL FINES AND FEES INCURRED.	3/15/2016	6/28/2016	\$100.00

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
DIVISION 2. - NUISANCE ABATEMENT PROGRAM Subdivision I. - General Provisions Section 34-122. - Authority. Added	The City of Deerfield Beach, acting through the city commission and/or its designee(s), shall have authority pursuant to home rule and police powers under Article VIII, section 2, of the Florida Constitution to determine and declare the existence of ... PLEASE KEEP THIS PROPERTY MAINTAINED. IT IS OVERGROWING AND NEEDS TO BE ON A REGULAR MOWING AND EDGING SCHEDULE. WE APPRECIATE YOUR CONTINUED COOPERTION ON THIS MATTER. PLEASE PROPERLY MOW, TRIM AND EDGE ENTIRE LOT. IF THE VIOLATION IS NOT CORRECTED, THE CITY WILL ABATE AND ASSESS THE PROPERTY ALL FINES AND FEES INCURRED.	3/15/2016	6/28/2016	\$100.00

Notes:**NUISANCE ABATEMENT ORDER**

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Graber, L**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached. The Special Magistrate has also assessed an additional fine of \$80.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Article IV - Code Enforcement of the City of Deerfield Beach Code of Ordinances.

Respondents may appeal this Final Order. An appeal must be filed within (30) days of the execution of this Final Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Inspector at 954-480-4241

DONE AND ORDERED this March 15, 2014

ATTEST:

OFFICE OF CODE COMPLIANCE
CITY OF DEERFIELD BEACH, FLORIDA

Shaviana Pearson

SPECIAL MAGISTRATE CLERK

Eugene Steinfeld

SPECIAL MAGISTRATE

Note: Payments should be mailed to the above address made payable to The City of Deerfield Beach.



City of Deerfield Beach
150 NE 2nd Avenue
Deerfield Beach, Florida 33441

OFFICE OF CODE COMPLIANCE
150 NE 2ND AVENUE
DEERFIELD BEACH, FLORIDA 33441

CITY OF DEERFIELD BEACH, FLORIDA

Case #: 18050047

Petitioner,

vs.

TOLEDANO PROPERTIES LLC

Respondent(s)

FINAL ORDER AND ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN FOR REPEAT VIOLATION

TO: TOLEDANO PROPERTIES LLC

333 E 14 ST #17F NEW YORK, NY 10003

The City of Deerfield Beach Special Magistrate, having heard evidence, testimony or approved stipulation, on Tuesday, June 12, 2018 and based upon evidence, the Special Magistrate entered the following Findings of Fact:

1. That the City of Deerfield Beach Special Magistrate did issue on **11/14/2017**, a Final Order in case #**17100019** commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a per day fine for each violation.

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 474331000240

LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4 OF SW1/4

STREET ADDRESS: .100 NW 3 CT, DEERFIELD BEACH, FL 33441

3. That the Respondent(s) did comply with the Final Order, however, the same violation(s) repeated on **5-7-18 to 6-12-18**. This is a repeating violation which has not been corrected. The following is the specific code section(s) and description of the violations:



I HEREBY CERTIFY THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY FROM THE RECORDS IN THE CITY CLERK'S OFFICE, CITY OF DEERFIELD BEACH, FLORIDA.

SAMANTHA GILLYARD, CMC
CITY CLERK

Ordinance/Regulation	Section	Description	Days to Comply from NOV Date
1 Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES	ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	(a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, inoperative vehicles, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by... PLEASE MOW, WEED AND EDGE ENTIRE PROPERTY. IF THE VIOLATIONS ARE NOT CORRECTED, THE CITY WILL ABATE AND ASSESS THE PROPERTY ALL FINES AND FEES INCURRED.	3

4. A fine in the amount of **\$250.00 per day the violation(s) repeated for a total of \$9,000.00** is hereby confirmed and imposed. An additional fine in the amounts shown below commencing on dates shown below is hereby confirmed and imposed if the property is not in compliance by that date. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Inspector. **Additionally, a fine of (\$80.00) to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	(a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, inoperative vehicles, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by... PLEASE MOW, WEED AND EDGE ENTIRE PROPERTY. IF THE VIOLATIONS ARE NOT CORRECTED, THE CITY WILL ABATE AND ASSESS THE PROPERTY ALL FINES AND FEES INCURRED.	7/6/2018		\$250.00

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Article IV - Code Enforcement of the City of Deerfield Beach Code of Ordinances, as currently enacted or as may be amended from time to time, and such lien shall be co-equal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles and claims regardless of when created or recorded. The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

Respondents may appeal a final administrative order of the Special Magistrate for the City of Deerfield Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this June 14, 2018

ATTEST:

OFFICE OF CODE COMPLIANCE
CITY OF DEERFIELD BEACH, FLORIDA

Shariann Pearson

SPECIAL MAGISTRATE CLERK

Eugene Steinfeld

Eugene Steinfeld

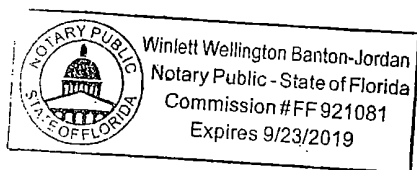
SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14 day of June,
2018 by Shariann Pearson and Eugene Steinfeld, Clerk and
Special Magistrate, respectively, of the City of Deerfield Beach, who are personally known to me and
who did not take an oath.

My Commission Expires:

Winlett W. Banton-Jordan
NOTARY PUBLIC, State of Florida at Large



Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Deerfield Beach.

5

RETURN TO: CITY CLERK
150 NE 2 AVENUE
Deerfield Beach, Florida

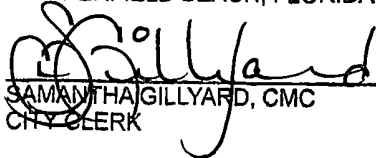
Prepared By: Winlett Banton-Jordan, Code Compliance Magistrate Clerk

CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

I HEREBY CERTIFY THE ABOVE AND FOREGOING
IS A TRUE AND CORRECT COPY FROM THE
RECORDS IN THE CITY CLERK'S OFFICE, CITY
OF DEERFIELD BEACH, FLORIDA.

IN THE MATTER OF:

CASE: 18050047

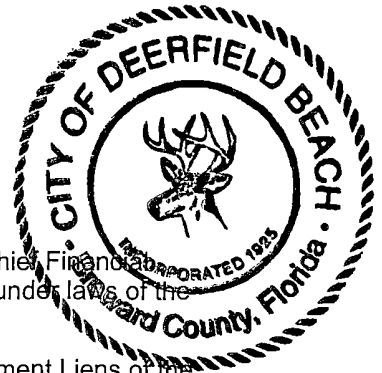

SAMANTHA GILLYARD, CMC
CITY CLERK

LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4 ✓

FOLIO #: 474331000240 ✓

PROPERTY ADDRESS: 100 NW 3 CT, DEERFIELD BEACH, FL 33441 ✓

PROPERTY OWNER: TOLEDANO PROPERTIES LLC



NOTICE OF SPECIAL ASSESSMENT LIEN

BEFORE ME, the undersigned authority, personally appeared Hugh Dunkley, the Chief Financial Officer of Deerfield Beach, Florida, a Municipal Corporation organized and existing under laws of the State of Florida, who being duly sworn, says that:

1. As the Chief Financial Officer he/she maintains a listing of the Special Assessment Liens of the City of Deerfield Beach, whose address is 150 NE 2nd Avenue, Deerfield Beach, Florida.
2. According to the lawn and debris removal Case #18050047, a lien in the amount of \$357.76 representing the actual costs the City of Deerfield Beach incurred in complying with the order of the Code Compliance Special Magistrate in favor of the City of Deerfield Beach against real property located in Broward County, Florida described as Property address.

TOLEDANO PROPERTIES LLC
333 E 14 ST #17F NEW YORK, NY 10003

3. Pursuant to its Ordinance No. 1991-10, Section 3624, the City of Deerfield Beach has a lien superior to all other liens except those of the City and County taxes, on the above -described property in the aforesaid amount together with interest at the rate of twelve (12) percent per annum together with any penalties provided by law or ordinance, plus costs of recording.

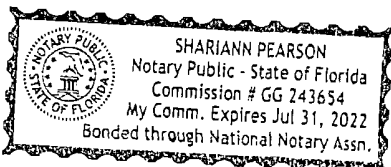
STATE OF FLORIDA
COUNTY OF BROWARD

BY: 
Hugh Dunkley, Chief Financial Officer

Before me personally appeared Chief Financial Officer Hugh Dunkley to me well known and known to be the person described in and who executed the foregoing instrument, and acknowledged and before me that he executed said instrument for the purposes therein expressed.

Witness my hand and official seal, this 25 Day Of February 2019


-NOTARY PUBLIC, State of Florida at Large





DEERFIELD BEACH
FLORIDA

City of Deerfield Beach
150 NE 2nd Avenue
Deerfield Beach, Florida 33441

OFFICE OF CODE COMPLIANCE
150 NE 2ND AVENUE
DEERFIELD BEACH, FLORIDA 33441

CITY OF DEERFIELD BEACH, FLORIDA

Case #: 20090076

Petitioner,

vs.

TOLEDANO PROPERTIES LLC

Respondent(s)

FINAL ORDER AND ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN FOR REPEAT VIOLATION

TO: TOLEDANO PROPERTIES LLC

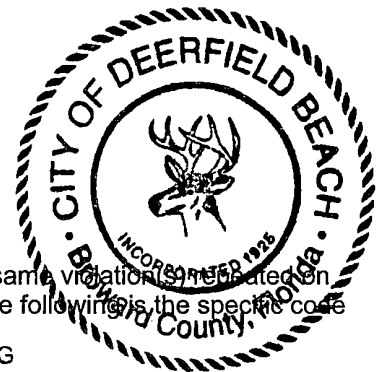
333 E 14 ST #17F NEW YORK, NY 10003

The City of Deerfield Beach Special Magistrate, having heard evidence, testimony or approved stipulation, on Wednesday, October 21, 2020 and based upon evidence, the Special Magistrate enters the following Findings of Fact:

1. That the City of Deerfield Beach Special Magistrate did issue on **6/12/2018**, a Final Order in case #**18050047** commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a per day fine for each violation.

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 474331000240
LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4 OF SW1/4
STREET ADDRESS: 100 NW 3 CT, DEERFIELD BEACH, FL 33441



3. That the Respondent(s) did comply with the Final Order, however, the same violation(s) re-occurred on **9-30-2020**. This is a repeating violation which has not been corrected. The following is the specific code section(s) and description of the violations:

I HEREBY CERTIFY THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY FROM THE RECORDS IN THE CITY CLERK'S OFFICE, CITY OF DEERFIELD BEACH, FLORIDA

Samantha Gillyard
for SAMANTHA GILLYARD, CMC
CITY CLERK

	Ordinance/Regulation	Section	Description	Days to Comply from NOV Date
1	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES	ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	(a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, inoperative vehicles, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by... PLEASE MOW, WEED AND EDGE ENTIRE PROPERTY. IF THE VIOLATIONS ARE NOT CORRECTED, THE CITY WILL ABATE AND ASSESS THE PROPERTY ALL FINES AND FEES INCURRED.	7

4. A fine in the amount of **\$200.00 per day the violation(s) repeated for a total of \$200.00** is hereby confirmed and imposed. **Additionally, a fine of (\$80.00) to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

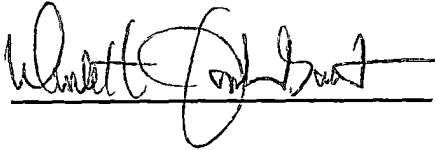
5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Article IV - Code Enforcement of the City of Deerfield Beach Code of Ordinances, as currently enacted or as may be amended from time to time, and such lien shall be co-equal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles and claims regardless of when created or recorded. The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

Respondents may appeal a final administrative order of the Special Magistrate for the City of Deerfield Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

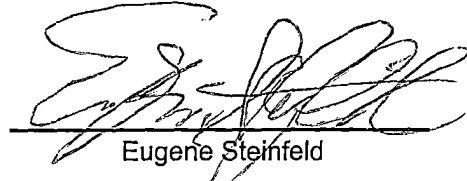
DONE AND ORDERED this October 23, 2020

ATTEST:

OFFICE OF CODE COMPLIANCE
CITY OF DEERFIELD BEACH, FLORIDA



SPECIAL MAGISTRATE CLERK



Eugene Steinfeld

SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 23 day of October, 2020 (year), by Eugene Steinfeld
(name of person acknowledging)

The Clerk and Special Magistrate, respectively, of the City of Deerfield Beach, who are personally known to me and who did not take an oath.

My Commission Expires:


NOTARY PUBLIC, State of Florida at Large

Print, type or stamp **BERNARD APITA**
MY COMMISSION # GG081837
EXPIRES March 12, 2021

Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Deerfield Beach.

RETURN TO: CITY CLERK OFFICE
150 NE 2nd AVENUE
DEERFIELD BEACH, FLORIDA

Prepared By: SPECIAL MAGISTRATE
CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

IN THE MATTER OF:

CASE: 20090076

LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4

FOLIO #: 474331000240

PROPERTY ADDRESS: 100 NW 3 CT, DEERFIELD BEACH, FL 33441

PROPERTY OWNER: TOLEDANO PROPERTIES LLC

I HEREBY CERTIFY THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY FROM THE RECORDS IN THE CITY CLERK'S OFFICE, CITY OF DEERFIELD BEACH, FLORIDA.

NOTICE OF SPECIAL ASSESSMENT LIEN

S. Bilyard
SAMANTHA BILLYARD, CMC
CITY CLERK

1. The City of Deerfield Beach, Florida, a Municipal Corporation organized and existing under laws of the State of Florida, maintains a listing of the Special Assessment Liens of the City of Deerfield Beach, whose address is 150 NE 2nd Avenue, Deerfield Beach, Florida.

2. According to the lawn and right of way cutting and debris removal Case #20090076 a lien in the amount of \$670.32 representing the actual costs the City of Deerfield Beach incurred in complying with the order of the Code Compliance Special Magistrate in favor of the City of Deerfield Beach against real property located in Broward County, Florida described as the Property.

TOLEDANO PROPERTIES LLC
333 E 14 ST #17F NEW YORK, NY 10003

3. Pursuant to its Ordinance No. 1991-10, Section 3624, the City of Deerfield Beach has a lien superior to all other liens except those of the City and County taxes, on the above-described property in the aforesaid amount together with interest at the rate of twelve (12) percent per annum together with any penalties provided by law or ordinance, plus costs of recording.

STATE OF FLORIDA
COUNTY OF BROWARD

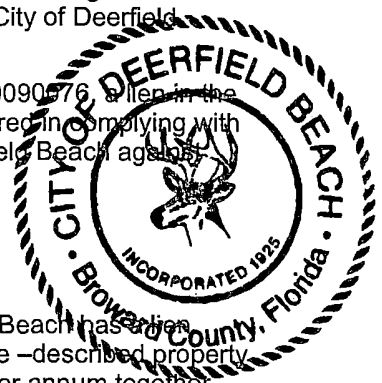
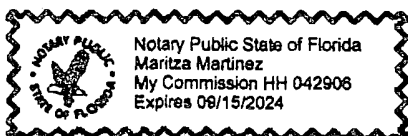
BY:

S. Haynes
Sharon Haynes, CPA, CPFO
City of Deerfield Beach

Sworn to and subscribed before me by means of physical presence or online notarization, this 23 day of March, 2021 by Sharon Haynes, Assistant Finance Director of the City of Deerfield Beach.

[Signature]
(Signature of Notary)

Maritza Martinez
(Printed Name of Notary)

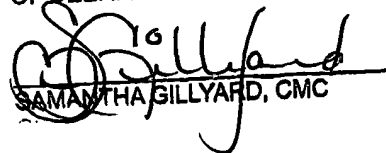


RETURN TO: CITY CLERK OFFICE
150 NE 2nd AVENUE
DEERFIELD BEACH, FLORIDA

Prepared By: SPECIAL MAGISTRATE
CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

I HEREBY CERTIFY THE ABOVE AND FOREGOING
IS A TRUE AND CORRECT COPY FROM THE
RECORDS IN THE CITY CLERK'S OFFICE, CITY
OF DEERFIELD BEACH, FLORIDA.


SAMANTHA GILLYARD, CMC

IN THE MATTER OF:

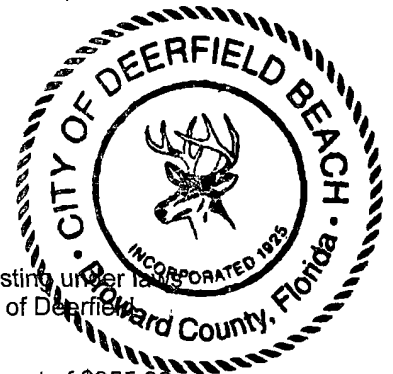
CASE: 20090076

LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4

FOLIO #: 474331000240

PROPERTY ADDRESS: 100 NW 3 CT, DEERFIELD BEACH, FL 33441

PROPERTY OWNER: TOLEDANO PROPERTIES LLC



NOTICE OF SPECIAL ASSESSMENT LIEN

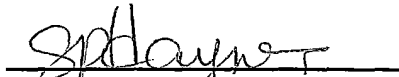
1. The City of Deerfield Beach, Florida, a Municipal Corporation organized and existing under laws of the State of Florida, maintains a listing of the Special Assessment Liens of the City of Deerfield Beach, whose address is 150 NE 2nd Avenue, Deerfield Beach, Florida.
2. According to the mowing and debris removal Case #20090076, a lien in the amount of \$355.32 representing the actual costs the City of Deerfield Beach incurred in complying with the order of the Code Compliance Special Magistrate in favor of the City of Deerfield Beach against real property located in Broward County, Florida described as the Property.

TOLEDANO PROPERTIES LLC
333 E 14 ST #17F NEW YORK, NY 10003

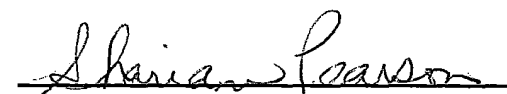
3. Pursuant to its Ordinance No. 1991-10, Section 3624, the City of Deerfield Beach has a lien superior to all other liens except those of the City and County taxes, on the above -described property in the aforesaid amount together with interest at the rate of twelve (12) percent per annum together with any penalties provided by law or ordinance, plus costs of recording.

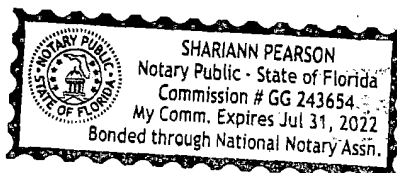
STATE OF FLORIDA
COUNTY OF BROWARD

BY:


Sharon Haynes, CPA, CPFO
City of Deerfield Beach

Sworn to and subscribed before me by means of physical presence or online notarization, this
1 day of February, 2022, by Sharon Haynes, Assistant Finance Director of the City of Deerfield
Beach.


(Signature of Notary)



Shariann Pearson
(Printed Name of Notary)

RETURN TO: CITY CLERK OFFICE
150 NE 2nd AVENUE
DEERFIELD BEACH, FLORIDA

Prepared By: SPECIAL MAGISTRATE
CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

I HEREBY CERTIFY THE ABOVE AND FOREGOING
IS A TRUE AND CORRECT COPY FROM THE
RECORDS IN THE CITY CLERK'S OFFICE, CITY
OF DEERFIELD BEACH, FLORIDA.

[Signature]
STEPHAN GILLYARD, CMC

IN THE MATTER OF:

CASE: 20090076

LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4 OF SW1/4

FOLIO #: 474331000240

PROPERTY ADDRESS: 100 NW 3 CT, DEERFIELD BEACH, FL 33441

PROPERTY OWNER: TOLEDANO PROPERTIES LLC

NOTICE OF SPECIAL ASSESSMENT LIEN

1. The City of Deerfield Beach, Florida, a Municipal Corporation organized and existing under laws of the State of Florida, maintains a listing of the Special Assessment Liens of the City of Deerfield Beach, whose address is 150 NE 2nd Avenue, Deerfield Beach, Florida.
2. According to the mowing, cutting and debris removal Case #20090076, a lien in the amount of \$355.32 representing the actual costs the City of Deerfield Beach incurred in complying with the order of the Code Compliance Special Magistrate in favor of the City of Deerfield Beach against real property located in Broward County, Florida described as the Property.

TOLEDANO PROPERTIES LLC
333 E 14 ST #17F NEW YORK, NY 10003

3. Pursuant to its Ordinance No. 1991-10, Section 3624, the City of Deerfield Beach has a lien superior to all other liens except those of the City and County taxes, on the above-described property in the aforesaid amount together with interest at the rate of twelve (12) percent per annum together with any penalties provided by law or ordinance, plus costs of recording.

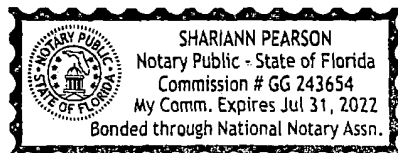
STATE OF FLORIDA
COUNTY OF BROWARD

BY:

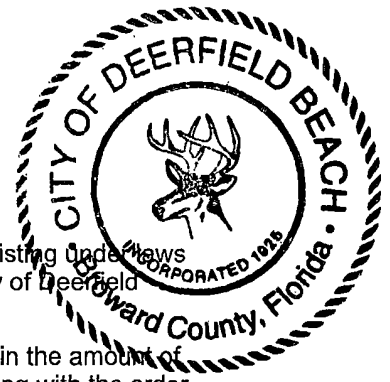
[Signature]
Sharon Haynes, CPA, CPFO
City of Deerfield Beach

Sworn to and subscribed before me by means of physical presence or online notarization, this
1 day of February, 2022, by Sharon Haynes, Assistant Finance Director of the City of Deerfield
Beach.

[Signature]
(Signature of Notary)



(Printed Name of Notary)



9

RETURN TO: CITY CLERK OFFICE
150 NE 2nd AVENUE
DEERFIELD BEACH, FLORIDA

Prepared By: SPECIAL MAGISTRATE
CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

I HEREBY CERTIFY THE ABOVE AND FOREGOING
IS A TRUE AND CORRECT COPY FROM THE
RECORDS IN THE CITY CLERK'S OFFICE, CITY
OF DEERFIELD BEACH, FLORIDA.

[Signature]
SAMANTHA GILLYARD, CMC

IN THE MATTER OF:

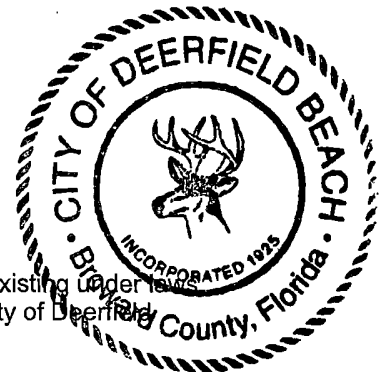
CASE: 20090076

LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4 OF SW1/4

FOLIO #: 474331000240

PROPERTY ADDRESS: 100 NW 3 CT, DEERFIELD BEACH, FL 33441

PROPERTY OWNER: TOLEDANO PROPERTIES LLC



NOTICE OF SPECIAL ASSESSMENT LIEN

1. The City of Deerfield Beach, Florida, a Municipal Corporation organized and existing under laws of the State of Florida, maintains a listing of the Special Assessment Liens of the City of Deerfield Beach, whose address is 150 NE 2nd Avenue, Deerfield Beach, Florida.
2. According to the lot cutting and debris removal Case #20090076, a lien in the amount of \$400.32 representing the actual costs the City of Deerfield Beach incurred in complying with the order of the Code Compliance Special Magistrate in favor of the City of Deerfield Beach against real property located in Broward County, Florida described as the Property.

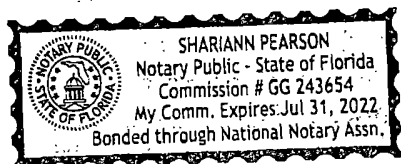
TOLEDANO PROPERTIES LLC
333 E 14 ST #17F NEW YORK, NY 10003

3. Pursuant to its Ordinance No. 1991-10, Section 3624, the City of Deerfield Beach has a lien superior to all other liens except those of the City and County taxes, on the above -described property in the aforesaid amount together with interest at the rate of twelve (12) percent per annum together with any penalties provided by law or ordinance, plus costs of recording.

STATE OF FLORIDA
COUNTY OF BROWARD

BY: *[Signature]*
Sharon Haynes, CPA, CPFO
City of Deerfield Beach

Sworn to and subscribed before me by means of physical presence or online notarization, this
1 day of February, 2022 by Sharon Haynes, Assistant Finance Director of the City of Deerfield
Beach.



[Signature]
(Signature of Notary)

(Printed Name of Notary)



City of Deerfield Beach
 150 NE 2nd Avenue
 Deerfield Beach, Florida 33441

OFFICE OF CODE COMPLIANCE

150 NE 2nd Avenue
 Deerfield Beach, Florida 33441

I HEREBY CERTIFY THE ABOVE AND FOREGOING
 IS A TRUE AND CORRECT COPY FROM THE
 RECORDS IN THE CITY CLERK'S OFFICE, CITY
 OF DEERFIELD BEACH, FLORIDA.

CITY OF DEERFIELD BEACH, FLORIDA

Petitioner,

Samantha Gillyard
 SAMANTHA GILLYARD, CMC
 CITY CLERK

vs.

TOLEDANO PROPERTIES LLC

Respondent(s)

Case #:

22030411

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: TOLEDANO PROPERTIES LLC

50 E 28 ST APT 21E NEW YORK, NY 10016



The City of Deerfield Beach Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the City of Deerfield Beach Special Magistrate did issue on 4/12/2022, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$80.00.

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	(a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, inoperative vehicles, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by... PLEASE MOW, WEED AND EDGE ENTIRE PROPERTY AND REMOVE TRASH. IF THE VIOLATIONS ARE NOT CORRECTED, THE CITY WILL ABATE AND ASSESS THE PROPERTY ALL FINES AND FEES INCURRED.	4/26/2022		\$200.00

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 474331000240

LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4 OF SW1/4

STREET ADDRESS: 100 NW 3 CT, DEERFIELD BEACH, FL
33441

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Graber, L**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Inspector. **Additionally, a fine of \$80.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Article IV - Code Enforcement of the City of Deerfield Beach Code of Ordinances, as currently enacted or as may be amended from time to time. The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida.

Respondents may appeal a final administrative order of the Special Magistrate for the City of Deerfield Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this May 25, 2022

ATTEST:

OFFICE OF CODE COMPLIANCE
CITY OF DEERFIELD BEACH, FLORIDA

Sharice Lawson

SPECIAL MAGISTRATE CLERK

[Signature]

SPECIAL MAGISTRATE

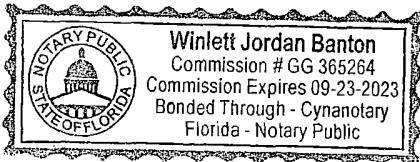
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 25 day of May, 2022 (year), by Douglas Gonzales
(name of person acknowledging)

The Clerk and Special Magistrate, respectively, of the City of Deerfield Beach, who are personally known to me and who did not take an oath.

My Commission Expires:

Winlett Jordan Banton
NOTARY PUBLIC, State of Florida at Large



Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Deerfield Beach.



City of Deerfield Beach
150 NE 2nd Avenue
Deerfield Beach, Florida 33441

OFFICE OF CODE COMPLIANCE

CITY OF DEERFIELD BEACH,
FLORIDA

Case #: 22030411

Petitioner,

vs.

TOLEDANO PROPERTIES LLC

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

IN RE:

STREET ADDRESS: 100 NW 3 CT, DEERFIELD BEACH, FL
33441

FOLIO: 474331000240

LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF
SW1/4 OF SW1/4 OF SW1/4

The City of Deerfield Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Tuesday, April 12, 2022 at 9:30 a.m., after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the City of Deerfield Beach Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
ARTICLE VII. - ABANDONED REAL PROPERTY Section 34- 144 - Maintenance requirements.	(a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, inoperative vehicles, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by... PLEASE MOW, WEED AND EDGE ENTIRE PROPERTY AND REMOVE TRASH. IF THE VIOLATIONS ARE NOT CORRECTED, THE CITY WILL ABATE AND ASSESS THE PROPERTY ALL FINES AND FEES INCURRED.	4/26/2022		\$200.00

Notes:

NUISANCE ABATEMENT ORDER.
CITY TO ABATE FOR 1 YEAR

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Graber, L**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached. The Special Magistrate has also assessed an additional fine of \$80.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

YOU ARE HEREBY NOTIFIED that the City of Deerfield Beach Special Magistrate has set this matter for an Imposition Hearing to Certify the Lien on the 27th day of April, 2022 at 9:30 AM in the City Commission Room, 150 NE 2nd Avenue, Deerfield Beach, Florida.

You may also have other rights which are set forth in Article IV - Code Enforcement of the City of Deerfield Beach Code of Ordinances.

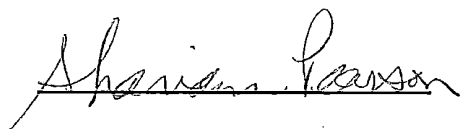
Respondents may appeal this Final Order. An appeal must be filed within (30) days of the execution of this Final Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Inspector at 954-480-4241 or Special Magistrate Clerk at 954-480-4212 or 954-480-4296.

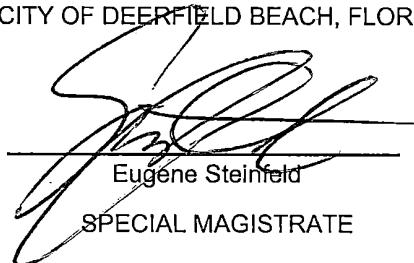
DONE AND ORDERED this April 14, 2022

ATTEST:

OFFICE OF CODE COMPLIANCE
CITY OF DEERFIELD BEACH, FLORIDA



SPECIAL MAGISTRATE CLERK


Eugene Steinfeld
SPECIAL MAGISTRATE

Note: Payments should be mailed to the above address made payable to The City of Deerfield Beach.

21
RETURN TO: CITY CLERK OFFICE
150 NE 2nd AVENUE
DEERFIELD BEACH, FLORIDA

Prepared By: SPECIAL MAGISTRATE OFFICE
CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

IN THE MATTER OF:

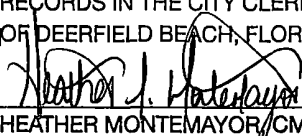
CASE: 22030411

LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4

FOLIO #: 474331000240

PROPERTY ADDRESS: 100 NW 3 CT, DEERFIELD BEACH, FL 33441

PROPERTY OWNER: TOLEDANO PROPERTIES LLC

I HEREBY CERTIFY THE ABOVE AND FOREGOING
IS A TRUE AND CORRECT COPY FROM THE
RECORDS IN THE CITY CLERK'S OFFICE, CITY
OF DEERFIELD BEACH, FLORIDA.

HEATHER MONTEMAYOR/CMC
CITY CLERK

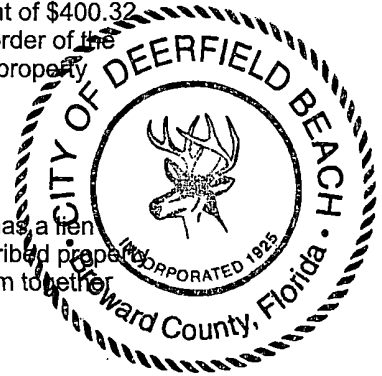
NOTICE OF SPECIAL ASSESSMENT LIEN

1. The City of Deerfield Beach, Florida, a Municipal Corporation organized and existing under laws of the State of Florida, maintains a listing of the Special Assessment Liens of the City of Deerfield Beach, whose address is 150 NE 2nd Avenue, Deerfield Beach, Florida.

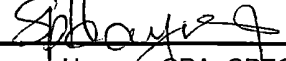
2. According to the lawn cut and debris removal Case #22030411, a lien in the amount of \$400.32 representing the actual costs the City of Deerfield Beach incurred in complying with the order of the Code Compliance Special Magistrate in favor of the City of Deerfield Beach against real property located in Broward County, Florida described as the Property.

TOLEDANO PROPERTIES LLC
50 E 28 ST APT 21E NEW YORK, NY 10016

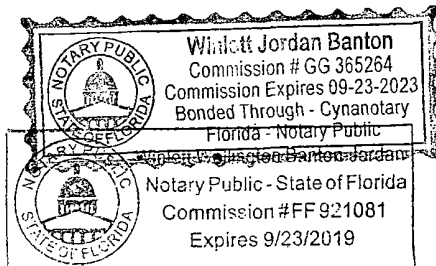
3. Pursuant to its Ordinance No. 1991-10, Section 3624, the City of Deerfield Beach has a lien superior to all other liens except those of the City and County taxes, on the above -described property in the aforesaid amount together with interest at the rate of twelve (12) percent per annum together with any penalties provided by law or ordinance, plus costs of recording.

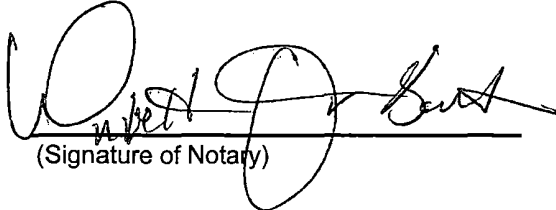


STATE OF FLORIDA
COUNTY OF BROWARD

BY: 
Sharon Haynes, CPA, CPFO
City of Deerfield Beach

Sworn to and subscribed before me by means of physical presence or online notarization, this 3 day of March, 2023 by Sharon Haynes, Assistant Finance Director of the City of Deerfield Beach.




(Signature of Notary)

(Printed Name of Notary)

32

RETURN TO: CITY CLERK OFFICE
150 NE 2nd AVENUE
DEERFIELD BEACH, FLORIDA

Prepared By: SPECIAL MAGISTRATE OFFICE
CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

IN THE MATTER OF:

CASE: 22030411


LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4

FOLIO #: 474331000240

PROPERTY ADDRESS: 100 NW 3 CT, DEERFIELD BEACH, FL 33441

PROPERTY OWNER: TOLEDANO PROPERTIES LLC

I HEREBY CERTIFY THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY FROM THE RECORDS IN THE CITY CLERK'S OFFICE, CITY OF DEERFIELD BEACH, FLORIDA.


HEATHER MONTEMAYOR, CMC
CITY CLERK

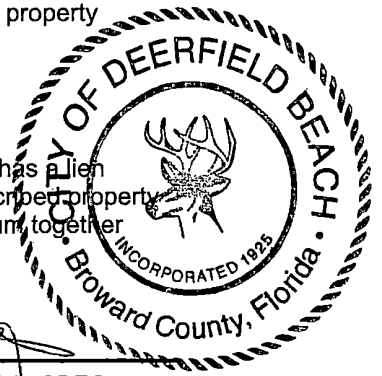
NOTICE OF SPECIAL ASSESSMENT LIEN

1. The City of Deerfield Beach, Florida, a Municipal Corporation organized and existing under laws of the State of Florida, maintains a listing of the Special Assessment Liens of the City of Deerfield Beach, whose address is 150 NE 2nd Avenue, Deerfield Beach, Florida.

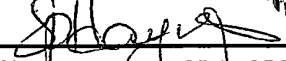
2. According to the cut lawn, debris removal Case #22030411, a lien in the amount of \$400.32 representing the actual costs the City of Deerfield Beach incurred in complying with the order of the Code Compliance Special Magistrate in favor of the City of Deerfield Beach against real property located in Broward County, Florida described as the Property.

TOLEDANO PROPERTIES LLC
50 E 28 ST APT 21E NEW YORK, NY 10016

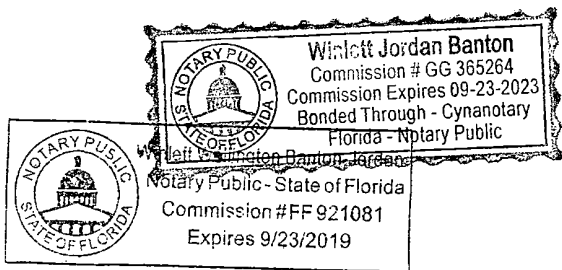
3. Pursuant to its Ordinance No. 1991-10, Section 3624, the City of Deerfield Beach has a lien superior to all other liens except those of the City and County taxes, on the above -described property in the aforesaid amount together with interest at the rate of twelve (12) percent per annum, together with any penalties provided by law or ordinance, plus costs of recording.

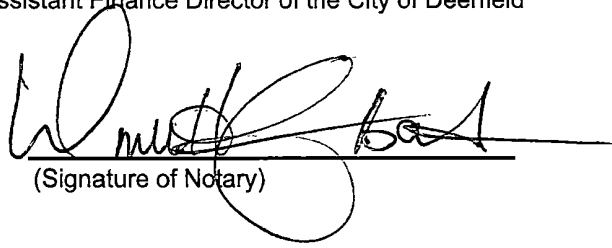


STATE OF FLORIDA
COUNTY OF BROWARD

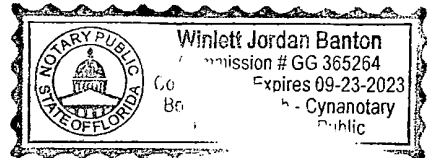
BY: 
Sharon Haynes, CPA, CPFO
City of Deerfield Beach

Sworn to and subscribed before me by means of physical presence or online notarization, this 3 day of March, 2023, by Sharon Haynes, Assistant Finance Director of the City of Deerfield Beach.




(Signature of Notary)

(Printed Name of Notary)



3

RETURN TO: CITY CLERK OFFICE
150 NE 2nd AVENUE
DEERFIELD BEACH, FLORIDA

Prepared By: SPECIAL MAGISTRATE OFFICE
CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

IN THE MATTER OF:

CASE: 22030411

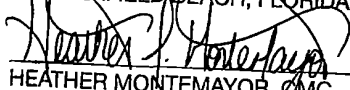
LEGAL DESCRIPTION: 31-47-43 E 50 OF N 1 AC OF W1/2 OF SW1/4 OF SW1/4

FOLIO #: 474331000240

PROPERTY ADDRESS: 100 NW 3 CT, DEERFIELD BEACH, FL 33441

PROPERTY OWNER: TOLEDANO PROPERTIES LLC

I HEREBY CERTIFY THE ABOVE AND FOREGOING
IS A TRUE AND CORRECT COPY FROM THE
RECORDS IN THE CITY CLERK'S OFFICE, CITY
OF DEERFIELD BEACH, FLORIDA.


HEATHER MONTEMAYOR, CMC
CITY CLERK

NOTICE OF SPECIAL ASSESSMENT LIEN

1. The City of Deerfield Beach, Florida, a Municipal Corporation organized and existing under laws of the State of Florida, maintains a listing of the Special Assessment Liens of the City of Deerfield Beach, whose address is 150 NE 2nd Avenue, Deerfield Beach, Florida.

2. According to the lawn and right of way cutting and debris removal Case #22030411, a lien in the amount of \$445.32 representing the actual costs the City of Deerfield Beach incurred in complying with the order of the Code Compliance Special Magistrate in favor of the City of Deerfield Beach against real property located in Broward County, Florida described as the Property.

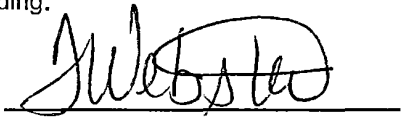
TOLEDANO PROPERTIES LLC
50 E 28 ST APT 21E NEW YORK, NY 10016

3. Pursuant to its Ordinance No. 1991-10, Section 3624, the City of Deerfield Beach has a lien superior to all other liens except those of the City and County taxes, on the above –described property in the aforesaid amount together with interest at the rate of twelve (12) percent per annum together with any penalties provided by law or ordinance, plus costs of recording.

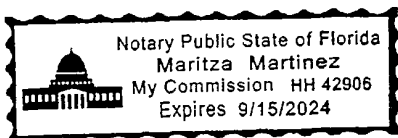
STATE OF FLORIDA
COUNTY OF BROWARD




BY:


Faye Webster, Revenue Collections
Manager
City of Deerfield Beach

Sworn to and subscribed before me by means of physical presence or online notarization, this
23 day of May, 2023, by Faye Webster, Revenue Collections Manager of the City of
Deerfield Beach.



(Signature of Notary)


Maritza Martinez
(Printed Name of Notary)

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

DATE: January 2nd, 2024
PROPERTY ID # 514230-13-0740 (TD # 51021)

WARNING

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

TOLEDANO PROPERTIES LLC
50 E 28TH ST APT 21E
NEW YORK, NY 10016-7980

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 48 AVE PEMBROKE PARK, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by January 31, 2024\$2,480.44

Or

* Estimated Amount due if paid by February 20, 2024\$2,509.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: January 2nd, 2024
PROPERTY ID # 514230-13-0740 (TD # 51021)

WARNING

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

TOLEDANO PROPERTIES LLC
441 E 75TH ST APT 1B
NEW YORK, NY 10021-3115

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 48 AVE PEMBROKE PARK, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by January 31, 2024\$2,480.44

Or

* Estimated Amount due if paid by February 20, 2024\$2,509.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: January 2nd, 2024
PROPERTY ID # 514230-13-0740 (TD # 51021)

WARNING

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

TOLEDANO PROPERTIES LLC
333 EAST 14TH STREET APT 17-F
NEW YORK, NY 10003

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 48 AVE PEMBROKE PARK, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by January 31, 2024\$2,480.44

Or

* Estimated Amount due if paid by February 20, 2024\$2,509.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 2nd, 2024
PROPERTY ID # 514230-13-0740 (TD # 51021)

WARNING

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

CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 48 AVE PEMBROKE PARK, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by January 31, 2024\$2,480.44

Or

* Estimated Amount due if paid by February 20, 2024\$2,509.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 2nd, 2024
PROPERTY ID # 514230-13-0740 (TD # 51021)

WARNING

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

*SCHOOL BOARD OF BROWARD COUNTY
ATTN: FACILITY MANAGEMENT
3550 SW 48TH AVE
PEMBROKE PARK, FL 33023-5410

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 48 AVE PEMBROKE PARK, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by January 31, 2024\$2,480.44

Or

* Estimated Amount due if paid by February 20, 2024\$2,509.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: January 2nd, 2024
PROPERTY ID # 514230-13-0740 (TD # 51021)

WARNING

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

TOWN OF PEMBROKE PARK
3150 SW 52ND AVE
PEMBROKE PARK, FL 33023-5413

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 48 AVE PEMBROKE PARK, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by January 31, 2024\$2,480.44

Or

* Estimated Amount due if paid by February 20, 2024\$2,509.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: January 2nd, 2024
PROPERTY ID # 514230-13-0740 (TD # 51021)

WARNING

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

MAURICE R KASSIMIR ESQ
MAURICE KASSIMIR & ASSOCIATES, PC
1065 AVENUE OF THE AMERICAS
NEW YORK, NY 10018-1878

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 48 AVE PEMBROKE PARK, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by January 31, 2024\$2,480.44

Or

* Estimated Amount due if paid by February 20, 2024\$2,509.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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

9589 0710 5270 0130 4155 42

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
Here

Postage	\$
Total	\$
Sent	\$
Street	
City	

TD 51021 FEBRUARY 2024 WARNING
TOLEDANO PROPERTIES LLC
50 E 28TH ST APT 21E
NEW YORK, NY 10016-7980

9589 0710 5270 0130 4155 59

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)

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

Postmark
Here

Postage

\$ _____

Total

\$ _____

Sent

Street

City

TD 51021 FEBRUARY 2024 WARNING

TOLEDANO PROPERTIES LLC

441 E 75TH ST APT 1B

NEW YORK, NY 10021-3115

9589 0710 5270 0130 4155 66

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
Here

Postage	\$
Total P	TD 51021 FEBRUARY 2024 WARNING
\$	TOLEDANO PROPERTIES, LLC
Sent To	333 EAST 14TH STREET, APARTMENT 17-F
Street	NEW YORK, NY 10003
City, State, ZIP+4	

9589 0710 5270 0130 4155 73

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
Here

Postage

\$ _____

Total Po: \$ _____

Sent To

Street and

City, State, _____

TD 51021 FEBRUARY 2024 WARNING
CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

9589 0710 5270 0130 4155 80

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
Here

Postage \$

Total P_c \$

Sent To \$

Street #

City, St., _____

TD 51021 FEBRUARY 2024 WARNING
TOWN OF PEMBROKE PARK
3150 SW 52ND AVE
PEMBROKE PARK, FL 33023-5413

9589 0710 5270 0130 4155 97

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)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage \$ _____

Total P&C \$ _____

Sent To **TD 51021 FEBRUARY 2024 WARNING**

***SCHOOL BOARD OF BROWARD COUNTY**

ATTN:FACILITY MANAGEMENT

3550 SW 48TH AVE

PEMBROKE PARK, FL 33023-5410

9589 0710 0120 0130 4156 03

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

Postmark
Here

Postage

\$ _____

Total Po

\$ _____

Sent To

Street a

City, Sta

TD 51021 FEBRUARY 2024 WARNING
MAURICE R KASSIMIR ESQ
MAURICE KASSIMIR & ASSOCIATES, PC
1065 AVENUE OF THE AMERICAS
NEW YORK, NY 10018-1878