

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 51296

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
5042 34 30 0210	537125	117 PHIPPEN WAITERS RD

Legal Description

Lot 26, Block 1, of Paradise Manor, according to the Plat thereof, as recorded in Plat Book 32, at Page 31, of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 12660	\$21,920	No	No	No

Owner of Record on Current Tax Roll
RECONOR MIAMI LLC

Billing Name & Address

%GERARDO AMZEL
1930 HARRISON ST #304
HOLLYWOOD FL 33020

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:10/06/2023 **Search covers** **20 years** **through:**10/02/2023

Sue Servas
Title Examiner

General Examiner Comments:

Unable to locate a prior deed in the Official Records.

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
RECONOR MIAMI LLC 4121 STIRLING RD #409 DAVIE FL 33314	Quit Claim Deed Bk:40422 Pg:1007	
GERARDO DARIO AMZEL, REGISTERED AGENT O/B/O RECONOR MIAMI LLC 1930 HARRISON ST. #304 HOLLYWOOD FL 33020	Sunbiz	

Related Documents (for Reference)

Tax Deed
Bk:39072 Pg:971

Final Judgment Quieting Title
Bk:42961 Pg:1585

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 DANIA BEACH 100 W DANIA BEACH BLVD DANIA BEACH FL 33004	Lien Bk:39139 Pg:1863	
	Lien Bk:39313 Pg:630	
	Lien Bk:46581 Pg:7	
	Lien Bk:46581 Pg:13	

Name & Address of Record

CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD
POMPANO BEACH FL 33060

Document

Lien
Bk:46567 Pg:456

Examiner Comments

Lien
Bk:47825 Pg:850

Lien
Bk:48149 Pg:1655

CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD, SUITE 467
POMPANO BEACH FL 33060

Lien
Bk:46567 Pg:456

Lien
Bk:47825 Pg:850

Lien
Bk:48149 Pg:1655

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record**

None found.

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

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser



Site Address	117 PHIPPEN WAITERS ROAD, DANIA BEACH FL 33004	ID #	5042 34 30 0210
Property Owner	RECONOR MIAMI LLC %GERARDO AMZEL	Millage	0413
Mailing Address	1930 HARRISON ST #304 HOLLYWOOD FL 33020	Use	80-01
Abbr Legal Description	PARADISE MANOR 32-31 B LOT 26 BLK 1		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$21,920		\$21,920	\$10,590	
2021	\$14,950		\$14,950	\$9,630	\$229.46
2020	\$9,970		\$9,970	\$8,760	\$192.25

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$21,920	\$21,920	\$21,920	\$21,920
Portability	0	0	0	0
Assessed/SOH	\$10,590	\$21,920	\$10,590	\$10,590
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$10,590	\$21,920	\$10,590	\$10,590

Sales History			
Date	Type	Price	Book/Page or CIN
8/10/2005	QCD	\$100	40422 / 1007
2/9/2005	TXD	\$5,300	39072 / 971

Land Calculations		
Price	Factor	Type
\$11.00	1,993	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
5						.1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51296

**STATE OF FLORIDA
COUNTY OF BROWARD**

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

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

CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33060

CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD, SUITE
467
POMPANO BEACH, FL 33060

CITY OF DANIA BEACH
P.O. BOX 1708
DANIA BEACH, FL 33004

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

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

GERALDO AMZEL
4141 COLLINS AVE
MIAMI BEACH, FL 33140

GERARDO AMZEL
1930 HARRISON ST, #304
HOLLYWOOD, FL 33020

GERARDO AMZEL
117 PHIPPEN WAITERS RD
DANIA BEACH, FL 33004

OFFICE OF THE SPECIAL
MAGISTRATE
100 WEST ATLANTIC BLVD.,
SUITE 420
POMPANO BEACH, FL 33060

RECONNOR MIAMI LLC
1570 NW 16TH AVE
POMPANO BEACH, FL 33069

RECONOR MIAMI LLC
300 BAYVIEW DR #1111
SUNNY ISLES, FL 33160

RECONOR MIAMI LLC
1930 HARRISON ST
#304
HOLLYWOOD, FL 33020

RECONOR MIAMI LLC
300 BAYVIEW DR #1111
ADVENTURA, FL 33160

RECONOR MIAMI LLC
620 HAMMONDVILLE RD
POMPANO BEACH, FL 33060

RECONOR MIAMI LLC
117 PHIPPEN WAITERS RD
DANIA BEACH, FL 33004

RECONOR MIAMI LLC
%GERARDO AMZEL
1930 HARRISON ST STE 304
HOLLYWOOD, FL 33020-7828

RECONOR MIAMI LLC
%GERARDO AMZEL
117 PHIPPEN RD
DANIA BEACH, FL 33004

TIMOTHY M RYAN, ESQ
SPECIAL CITY ATTORNEY
CITY OF DANIA BEACH
700 E DANIA BEACH BLVD
DANIA BEACH, FL 33004

*DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

RECONOR MIAMI LLC
4121 STIRLING RD #409
DAVIE, FL 33314

GERARDO DARIO AMZEL,
REGISTERED AGENT
O/B/O RECONOR MIAMI LLC
1930 HARRISON ST.
#304
HOLLYWOOD, FL 33020

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of February 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**

8
Broward County, Florida

INSTR # 119303785
Recorded 12/26/23 at 12:32 PM
Broward County Commission
1 Page(s)
#8

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51296

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: 504234-30-0210
Certificate Number: 12660
Date of Issuance: 05/25/2021
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: PARADISE MANOR 32-31 B
LOT 26 BLK 1

Name in which assessed: RECONOR MIAMI LLC
Legal Titleholders: RECONOR MIAMI LLC
%GERARDO AMZEL
1930 HARRISON ST #304
HOLLYWOOD, FL 33020

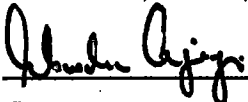
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of March, 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:

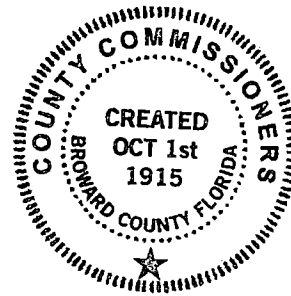
broward.deedauction.net
**Pre-registration is required to bid.*

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: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024
Minimum Bid: 3511.46

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51296

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LOT 26 BLK 1

Name in which assessed: RECONOR MIAMI LLC
Legal Titleholders: RECONOR MIAMI LLC
%GERARDO AMZEL
1930 HARRISON ST #304
HOLLYWOOD, FL 33020

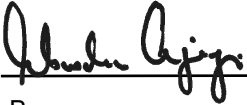
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of March, 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 29th 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: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024
Minimum Bid: 3511.46

Notice of Application for Tax Deed Legal Notice

02/15/2024 8:48 AM (EST)



Please choose a category Notice of Application for Tax Deed

Title BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION
NOTICE OF APPLICATION FOR MARCH 20, 2024, TAX DEED AUCTION

Publish Date 02/15/2024

Publish Time 8:44 AM (EST)

Description STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 51195, 51211, 51213, 51218, 51221, 51225, 51226, 51229, 51236, 51243, 51245, 51261, 51266, 51293, 51294, 51296, 51299, 51300, 51304, 51313, 51322, 51324, 51326, 51332, 51343, 51344, 51347, 51349, 51351, 51355, 51371, 51374, 51376, 51377
TAX DEED AUCTION SCHEDULED MARCH 20, 2024
PUBLISH THE WEEKS OF 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 at <https://browardcountylegalnotices.com>

Attach Files (Optional)



ADS MARCH 20, 2024 TAX DEED AUCTION.pdf

Submitted by (Email Address) Cvilleda@broward.org

Signature

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24004071

Broward County, FL VS Reconor Miami LLC / Gerardo Amzel

RETURN OF SERVICE



Court Case # TD 51296

Hearing Date:03/20/2024

Received by CCN 12628

02/05/2024 9:01 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Reconor Miami LLC / Gerardo Amzel 117 Phippen Waiters Road Dania Beach FL 33004

Served:

Not Served:

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

Date: 02/06/2024 Time: 11:30 AM

On Reconor Miami LLC / Gerardo Amzel 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 stake in the ground.

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

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504234-30-0210 (TD #51296)

RECEIVED SHERIFF
2024 FEB -2 AM 11:28

BROWARD COUNTY, FLORIDA

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 February 29, 2024\$3,122.39

Or

* Amount due if paid by March 19, 2024\$3,157.63

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 20, 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

RECONOR MIAMI LLC
% GERARDO AMZEL
117 PHIPPEN WAITERS ROAD
DANIA BEACH, FL 33004

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504234-30-0210 (TD # 51296)

RECEIVED SHERIFF

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FT LAUDERDALE, FL 33312

ORIGINAL DOCUMENT

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PLEASE SERVE THIS ADDRESS OR LOCATION

RECONOR MIAMI LLC
%GERARDO AMZEL
1930 HARRISON ST #304
HOLLYWOOD, FL 33020

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

mrfRE.levy2 qcd

THIS INSTRUMENT PREPARED BY:
RECORD AND RETURN TO:
IRA R. SHAPIRO
16375 NE 18th Avenue, Suite 225
North Miami Beach, FL 33162

QUIT-CLAIM DEED

THIS Quit-Claim Deed, executed this 10 day of August, 2005, by Marcela Levy, a married woman, hereinafter called Grantor, to Reconor Miami LLC, a Florida Limited Liability Company, whose post office address is 4121 Stirling Road, #409, Davie, FL 33314, hereinafter called Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, do remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand of the Grantor, in and to the following-described property located in the County of Broward, State of Florida, to wit:

Folio No.: 10234-30-02100

Lot 26, Block 1, of Paradise Manor, according to the Plat thereof, as recorded in Plat Book 32, at Page 31, of the Public Records of Broward County, Florida.

This property is not the principal residence or homestead of Grantor or her spouse, nor is it contiguous thereto. Instead, Grantor and her spouse maintain their principal residence and homestead at 4121 Stirling Road, #409, Davie, FL 33314.

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

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness Signature

Printed Name

[Signature]
Marcela Levy

4121 Stirling Road, #409
Davie, FL 33314

[Signature]
Witness Signature

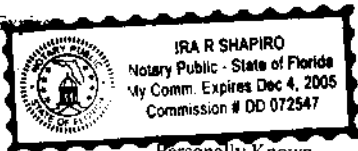
MELISSA FINNELL

Printed Name

COUNTRY/STATE OF FLORIDA
CITY/COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged, sworn to and subscribed before me by Marcela Levy, this 10 day of August, 2005.

My Commission Expires



[Signature]
Notary Public/American Embassy

Commission/Serial Number (if any)

Personally Known OR Produced Identification
Type of ID Produced - Dr.'s Lic.: Other:



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

Detail by Entity Name

Florida Limited Liability Company
RECONOR MIAMI LLC

Filing Information

Document Number	L02000013883
FEI/EIN Number	61-1416735
Date Filed	06/05/2002
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2017
Event Effective Date	NONE

Principal Address

1930 HARRISON ST.
304
HOLLYWOOD, FL 33020

Changed: 02/07/2011

Mailing Address

1930 HARRISON ST.
#304
HOLLYWOOD, FL 33020

Changed: 02/07/2011

Registered Agent Name & Address

AMZEL, GERARDO DARIO
1930 HARRISON ST.
#304
HOLLYWOOD, FL 33020

Name Changed: 04/01/2015

Address Changed: 02/07/2011

Authorized Person(s) Detail

Name & Address

Title MGR

AMZEL, ALBERTO
1930 HARRISON ST.
HOLLYWOOD, FL 33020

Title MGR

AMZEL, GERARDO
1930 HARRISON ST.
HOLLYWOOD, FL 33020

Annual Reports

Report Year	Filed Date
2014	04/01/2015
2015	04/01/2015
2016	04/27/2016

Document Images

04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/01/2015 -- REINSTATEMENT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
09/13/2012 -- ANNUAL REPORT	View image in PDF format
02/07/2011 -- REINSTATEMENT	View image in PDF format
01/20/2009 -- REINSTATEMENT	View image in PDF format
10/30/2007 -- REINSTATEMENT	View image in PDF format
10/19/2006 -- Reg. Agent Change	View image in PDF format
09/21/2006 -- REINSTATEMENT	View image in PDF format
10/07/2005 -- REINSTATEMENT	View image in PDF format
02/27/2004 -- REINSTATEMENT	View image in PDF format
06/11/2002 -- Amended/Restated Article/NC	View image in PDF format
06/05/2002 -- Florida Limited Liabilites	View image in PDF format

Tax Deed File No. 21745

Dr-506
R.01/95

Property Identification No. 0234 30 021

Tax Deed

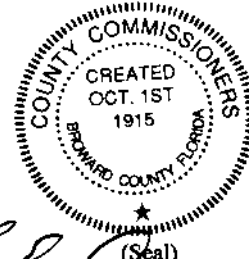
State of Florida

County of Broward

The following Tax Sale Certificate Numbered 3894 issued on May 28, 1999 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the day of November 14, 2001 offered for sale as required by law for cash to the highest bidder and Having no bids at the sale and Revenue Collector having complied with Sec. 197.502(7)F.S. was sold from Lands Available For Taxes to: MARCELA LEVY whose address is: 4121 STIRLING RD APT 409, DANIA, FL 33314 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida. Now on this 8TH Day of FEBRUARY in the County of Broward, State of Florida, in consideration of the sum of (\$5,251.52) Five Thousand Two Hundred Fifty-One and (52/100) being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

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

PARADISE MANOR 32-31 B
LOT 26 BLK 1



Witness: Heather Ryan
[Signature]
State of Florida

[Signature]
Deputy County Administrator
Broward County, Florida

WILL CALL

County of Broward

On this 9TH day of FEBRUARY, 2005, before me Joe Ann Edwards Personally appeared Jan Leland Clerk of the Circuit Court Deputy County Administrator or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

[Signature]
Joe Ann Edwards



Joe Ann Edwards
Commission #DD244639
Expires: Aug 25, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

933

Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
REVENUE COLLECTION DIVISION
NOTICE OF APPLICATION FOR TAX DEED NO. 21745

NOTICE is hereby given that BROWARD COUNTY, BOARD OF COUNTY COMMISSIONERS

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. 3894 Year of Issuance 5/28/99

Description of Property: PROP. ID.# 0234 30 021
PARADISE MANOR 32-31 B
LOT 26 BLK 1

Name in which assessed: SHERROD, ZOLLIE JR

Legal Titleholder: ZOLLIE SHARROD, JR.

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 ~~at the Court house~~ on the 14th day of November 20 01 at
The Gov't Center Annex, 115 S. Andrews Avenue, Rm. A-100, Ft. Lauderdale, Florida at 10:00 A.M.
Dated this 5th day of November 20 01



Roger J. Desjarlais
County Administrator
REVENUE COLLECTION DIVISION

By Indra C. Lalsingh
Deputy
Indra C. Lalsingh

Published: DAILY BUSINESS REVIEW
Issues: 9/13, 9/20, 9/27, 10/4 & 11/8, 2001

Board of County Commissioners, Broward County, Florida
Revenue Collection Division

CERTIFICATE OF MAILING NOTICES

Tax Deed No. 21745

For Official Use Only

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 27th day of September A.D. 2001, 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:

Sherrod, Zollie, Jr., 38 SW 7 Ave., Dania, FL 33004-3215
Zollie Sherrod, Jr., 2251 Douglas St., Hollywood, FL 33020
Sherrod Lawn Service, 38 SW 7 Ave., Dania, FL 33004-3215
Zollie Sherrod, P.O. Box 241, Dania, FL 33004
Zollie Sherrod Jr., C/O J.E. & Sulie Spencer, 26 SW 7 Ave., Dania, FL 33004-3215

Schlichte & Kaplan, Attys., 2134 Hollywood Blvd., Hollywood, FL 33020-6701
RE: Deed: Zollie Sherrod, Jr.
City of Dania Beach, City Hall, 100 W. Dania Beach Blvd., Dania Beach, FL 33004
RE: Liens: Folio: 0234-30-021, Zollie Sherrod
State of Florida, Unemployment Tax Office, 3030 W. Tennessee St. Tallahassee, FL 32399
RE: Final Judgement:: Zollie Sherrod, Jr.
South Broward Hospital District, d/b/a Memorial Regional Hospital, 3501 Johnson st., Hollywood, FL 33021
RE: Final Judgement: Zollie Sherrod, Jr.
Jerome R Schechter, Atty., 315 SE 7 St., 1ST Floor, Ft. Lauderdale, FL 33301-3158
RE: Final Judgement: Memorial Regional Hospital
Delinco, Inc., C/O Funb as Custodian/Delinco, 3950 RCA Blvd., Ste. 5002, Palm Beach Gardens, FL 33410
Hinton & Assoc., Inc., PR.SH.TR., 1040 Bayview Dr., Ft. Lauderdale, FL 33304

Broward County Engineering Division
Right of Way Section, Attn: Henry Cook
One N. University Dr., Ste. 300-B
Plantation, FL 33324-2038 (INTER-OFFICE)
Office of Environmental Services, Attn: Len Neff
2555 W. Copans Road, Pompano Beach, FL 33069 (INTER-OFFICE)
Broward County Sheriff's Dept.
Attn: -Civil Division
Ft. Lauderdale, FL 33315 (INTER-OFFICE)
Public Works Dept., Real Property;
Governmental Center, Rm. 326, Attn: Dale C. Wilson
115 S. Andrews Ave., Ft. Lauderdale, FL 33301 (INTER-OFFICE)

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 27th day of September A.D. 2001 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

Roger J. Desjarlais
COUNTY ADMINISTRATOR

Finance and Administrative Services Department
Revenue Collection Division

SEAL



By Jandra C. Lalsingh
Deputy

Jandra C. Lalsingh

Janet Gore

13

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA

RECONOR MIAMI LLC, a Florida
Limited Liability Company,
Plaintiff(s),

Case File: 06007095
Division: Civil

(03)
7006 OCT 12 PM 3:56
CIRCUIT CIVIL-1
STATE OF FLORIDA
17TH JUDICIAL CIRCUIT
BROWARD COUNTY, FLORIDA

v.

ZOLLIE SHARROD, JR.,
Defendant(s).

FINAL SUMMARY JUDGMENT QUIETING TITLE

THIS ACTION having come before the Court upon Plaintiff's Motion for Summary Final Judgment, together with documents previously filed in the above referenced matter, and the Court, having examined the pleadings and the affidavits, and no Defendant(s) having appeared or objected, and being otherwise fully advised in the premises, finds that the equities and evidence are with the Plaintiff. Accordingly, it is

ORDERED AND ADJUDGED as follows:

The title of the Plaintiff(s) to the following-described property in Broward County, Florida is a good and paramount title against the claims or purported claims of the following-described Defendant(s), if alive, or if dead, their unknown spouses, widows, widowers, heirs, devisees, creditors, grantees, and all parties having or claiming by, through, under, or against them.

COUNT I

LOT 25, BLOCK 1, PARADISE MANOR, FLORIDA SUBDIVISION, PLAT BOOK 32, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, PROPERTY IDENTIFICATION NUMBER: 0234-30-0200, as to Defendant(s), ZOLLIE SHARROD, JR.;

COUNT II

LOT 26, BLOCK 1, PARADISE MANOR, FLORIDA SUBDIVISION, PLAT BOOK 32, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, PROPERTY IDENTIFICATION NUMBER: 0234-30-0210, as to Defendant(s), ZOLLIE SHARROD, JR.;

2

06-7095(03)

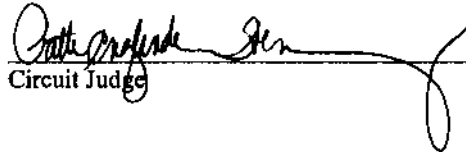
COUNT III

LOT 27, BLOCK 1, PARADISE MANOR, FLORIDA SUBDIVISION, PLAT BOOK 32, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, PROPERTY IDENTIFICATION NUMBER: 0234-30-0220, as to Defendant(s), ZOLLIE SHARROD, JR.;

ORDERED AND ADJUDGED FURTHER that any and all such claims or purported claims of parties having or claiming to have any right, title or interest in the above referenced property, and all persons claiming by, through or under the above referenced Defendant(s), are hereby extinguished, and the title to the above referenced property is forever quieted in Plaintiff(s).

ORDERED AND ADJUDGED FURTHER, that all costs are taxed against Plaintiff(s).

DONE AND ORDERED in Chambers at Broward County, Florida on this 10 day of Oct, 2006.


Circuit Judge

Conformed Copy to:
Bill McFarland, P.A.
Timothy J. Bruehl, Esq.

2

CLAIM OF LIEN

THE CITY OF DANIA BEACH, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, on November 25, 2002 furnished;

LOT MOWING AND/OR DEBRIS REMOVAL

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

<u>LEGAL</u>	<u>OWNER</u>	<u>FOLIO #</u>	<u>AMOUNT</u>	<u>DATE</u>
Lot 26 Blk 1 Paradise Manor	Zollie Sherrod	0234 30 021	\$1,100.00	2/14/2005

with interest thereon at the rate of twelve percent (12%) per annum from 12-17-2002 the date for interest to begin as shown in your statement for such services, to the date of payment of the amounts due.

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

Witnesses:

Anda Mason
Kathleen Smith

CITY OF DANIA BEACH

BY: *Patricia Varney*
 Patricia Varney Finance Director

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

SWORN TO AND SUBSCRIBED before me this 16th day of February, 2005.
By Patricia Varney Director, personally known to me.

Sharon Prentice
 Notary Public
 My commission expires

This instrument was prepared by and Return to:
Patricia Varney Finance Director
CITY OF DANIA BEACH
P. O. Box 1708
Dania Beach, FL 33004



3

CLAIM OF LIEN

THE CITY OF DANIA BEACH, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, on December, 21, 2004, furnished;

LOT MOWING AND/OR DEBRIS REMOVAL

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

<u>LEGAL</u>	<u>OWNER</u>	<u>FOLIO #</u>	<u>AMOUNT</u>	<u>DATE</u>
Paradise Manor Lot 26 Blk 1	Zollie Sherrod	0234 30 021	\$1,100.00	3/7/2005

with interest thereon at the rate of twelve percent (12%) per annum from March 1, 2005 the date for interest to begin as shown in your statement for such services, to the date of payment of the amounts due.

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

Witnesses:

Linda Mason
Kathleen Smith

CITY OF DANIA BEACH

BY: Patricia Varney
Patricia Varney Finance Director

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

SWORN TO AND SUBSCRIBED before me this 8th day of March, 2005.
By Patricia Varney Director, personally known to me.

Sharon Prentice
Notary Public
My commission expires

This instrument was prepared by
and Return to:
Patricia Varney Finance Director
CITY OF DANIA BEACH
P. O. Box 1708
Dania Beach, FL 33004



17

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

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

CERTIFIED COPY OF ORDER OF THE CODE ENFORCEMENT BOARD

STATE OF FLORIDA)
)
BROWARD COUNTY)

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

WITNESS my hand and official seal at Dania Beach, Florida, this 5 day of October, 2009



CITY OF DANIA BEACH
By: Louise Stilson
Louise Stilson
City Clerk

RECONOR MIAMI LLC

0234-30-0200

 CEB/CASE# **08-0340** SUPP.ORDER/CLAIM OF LIEN / FINAL ORDER

6

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 08-0340
Municipal Corporation

PETITIONER, :

vs. :

RECONOR MIAMI LLC,

RESPONDENT. :

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

This proceeding came on for Formal Hearing on July 10, 2008, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

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

And

b. Respondent, Reconor Miami LLC, did allow the following code violations to exist at property Respondent owns, located at 117 Phippen-Waiters Road, Dania Beach, Florida, which property is legally described as: PARADISE MANOR 32-31 B LOT 25 BLK 1 (# 0234 30 0200).

1. DBCC 13-34 (a) Nuisance Accumulation. It is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, stagnant water, trash, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises. There is trash and litter on the premises. All trash and litter on the premises must be removed.

FINAL ORDER
#08-0340
PAGE 2

2. DBCC 13-34 (b) Property and Right of Way Maintenance. Each owner or operator of property within the city shall keep such property, and the adjoining unpaved portions of the public rights-of-way, swales and canal banks, clean and free from any accumulation of garbage, trash, and litter. There is trash and litter on the right of way adjoining the property. Remove all trash and litter from the property and the adjoining unpaved portions of the public rights of way.

3. DBCC 22-21 Sidewalk Maintenance Minimum Standard. It is the responsibility of the owner of abutting property to construct or reconstruct, and to maintain and keep in uniform repair sidewalks in front of or abutting upon the owner's property. The sidewalk abutting the property is broken and in disrepair.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, Reconor Miami LLC:

(a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) through b.(3). A fine of \$200.00 per day will begin running on August 19, 2008.

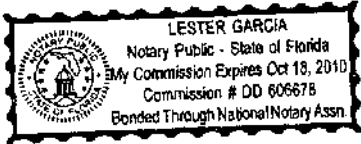
The City of Dania Beach shall have and recover from Respondent, Reconor Miami LLC, for the foregoing violations listed in paragraphs b.(1) through b.(3), a fine of \$200.00 per day beginning on August 19, 2008.

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

Return to: Patricia Varney, Finance Director
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

FINAL ORDER
#08-0340
PAGE 3

In the event this Final Order is recorded as a lien, a charge will be imposed to record the Final Order and any lien satisfaction. ORDERED at Dania Beach, Broward County, Florida, this 11 day of AUGUST, 2008.



CODE COMPLIANCE SPECIAL MAGISTRATE

By [Signature]
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me this 11 day of AUGUST, 2008.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent, Reconor Miami LLC, this 11 day of AUGUST, 2008.

CERTIFIED MAIL # 7008 1140 0003 1258 1100

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
if

XC: Reconor Miami LLC
300 Bayview Dr # 1111
Swiny Isles, FL 33160
Certified Mail # 7008 1140 0003 1258 2398

Return to: Patricia Varney, Finance Director
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

Supplemental Order/Claim of Lien
#08-0340
Page 1

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 08-0340
Municipal Corporation,

PETITIONER, : FINAL ORDER

vs. :

Reconor Miami, LLC.

RESPONDENT(S). :

SUPPLEMENTAL ORDER /CLAIM OF LIEN

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having received the notice and testimony of Code Officer Warren Ostrofsky, on the City's Motion to Confirm Fine held on August 6, 2009, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

1. The Respondent(s) or a representative for the Respondent(s) was not present at the hearing.
2. That the Code Compliance Special Magistrate did issue on August 11, 2008, a Final Order in the above-captioned case commanding the Respondent(s), Reconor Miami, LLC., to bring the violations specified in the Final Order into compliance on or before August 19, 2008, or pay a fine in the amount of \$200.00 per day for each day of non-compliance thereafter.
3. The violations found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the following described real property located at 117 Phippen-Waiters Road, Dania Beach, which property is legally described as: PARADISE MANOR 32-31 B LOT 25 BLK 1 (# 0234-30-0200).
4. Respondent(s) did not comply with the Final Order on or before August 19, 2008. There are violations stated in the Final Order which still exist on the Property.

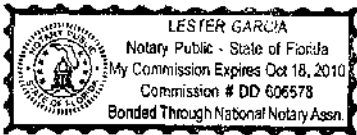
Supplemental Order/Claim of Lien
#08-0340
Page 2

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

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

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

August 28, 2009.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: [Signature]
Gordon Linn, Esq.

Notary Seal:

Sworn and subscribed before me on
August 28 2009.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Gordon Linn is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent(s) on August 28, 2009.

CERTIFIED MAIL # 7009 0820 0000 4012 8876

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
If

Return to: Patricia Varney
Finance Director
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 08-0342
Municipal Corporation

PETITIONER, :

vs. :

RECONOR MIAMI LLC,

RESPONDENT. :

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

This proceeding came on for Formal Hearing on July 10, 2008, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

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

And

b. Respondent, Reconor Miami LLC, did allow the following code violations to exist at property Respondent owns, located at 125 Phippen-Waiters Road, Dania Beach, Florida, which property is legally described as: PARADISE MANOR 32-31 B LOT 27 BLK 1 (# 0234 30 0220).

1. DBCC 13-34 (a) Nuisance Accumulation. It is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, stagnant water, trash, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises. There is trash and litter on the premises. All trash and litter on the premises must be removed.

FINAL ORDER
#08-0342
PAGE 2

2. DBCC 13-34 (b) Property and Right of Way Maintenance. Each owner or operator of property within the city shall keep such property, and the adjoining unpaved portions of the public rights-of-way, swales and canal banks, clean and free from any accumulation of garbage, trash, and litter. There is trash and litter on the right of way adjoining the property. Remove all trash and litter from the property and the adjoining unpaved portions of the public rights of way.

3. DBCC 22-21 Sidewalk Maintenance Minimum Standard. It is the responsibility of the owner of abutting property to construct or reconstruct, and to maintain and keep in uniform repair sidewalks in front of or abutting upon the owner's property. The sidewalk abutting the property is broken and in disrepair.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, Reconor Miami LLC:

(a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) through b.(3). A fine of \$200.00 per day will begin running on August 19, 2008.

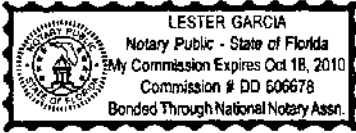
The City of Dania Beach shall have and recover from Respondent, Reconor Miami LLC, for the foregoing violations listed in paragraphs b.(1) through b.(3), a fine of \$200.00 per day beginning on August 19, 2008.

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

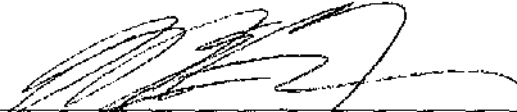
Return to: Patricia Varney, Finance Director
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

FINAL ORDER
#08-0342
PAGE 3

In the event this Final Order is recorded as a lien, a charge will be imposed to record the Final Order and any lien satisfaction. ORDERED at Dania Beach, Broward County, Florida, this 11 day of August, 2008.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me this 11 day of August, 2008.


NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent, Reconor Miami LLC, this 11 day of August, 2008.

CERTIFIED MAIL # 7008 1140 0003 1258 1117


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
If

XC: Reconor Miami LLC
300 Bayview Dr #1111
Sunny Isles, FL 33160
Certified Mail # 7008 1140 0003 1258 2704

Return to: Patricia Varney, Finance Director
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

Supplemental Order/Claim of Lien
#08-0342
Page 1

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida Municipal Corporation,	:	CASE # 08-0342
PETITIONER,	:	FINAL ORDER
vs.	:	
Reconor Miami, LLC.	:	
RESPONDENT(S).	:	

SUPPLEMENTAL ORDER /CLAIM OF LIEN

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having received the notice and testimony of Code Officer Warren Ostrofsky, on the City's Motion to Confirm Fine held on August 6, 2009, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

1. The Respondent(s) or a representative for the Respondent(s) was not present at the hearing.
2. That the Code Compliance Special Magistrate did issue on August 11, 2008, a Final Order in the above-captioned case commanding the Respondent(s), Reconor Miami, LLC., to bring the violations specified in the Final Order into compliance on or before August 19, 2008, or pay a fine in the amount of \$200.00 per day for each day of non-compliance thereafter.
3. The violations found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the following described real property located at 125 Phippen-Waiters Road, Dania Beach, which property is legally described as: PARADISE MANOR 32-31 B LOT 27 BLK 1 (# 0234-30-0220).
4. Respondent(s) did not comply with the Final Order on or before August 19, 2008. There are violations stated in the Final Order which still exist on the Property.

Supplemental Order/Claim of Lien
#08-0342
Page 2

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

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

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

August 28, 2009.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: [Signature]
Gordon Linn, Esq.

Notary Seal:

Sworn and subscribed before me on
August 28, 2009.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Gordon Linn is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent(s) on August 28, 2009.

CERTIFIED MAIL # 7009 0820 0000 4012 8869

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
if

XO: Geraldo Amzel
4141 Collins Avenue
Miami Beach, FL 33140
Certified Mail # 7009 0820 0000 4012 8890

Return to: Patricia Varney
Finance Director
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004

OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE #420
POMPANO BEACH, FLORIDA 33060
CITY OF POMPANO BEACH, FLORIDA
Petitioner,

vs.
RECONOR MIAMI LLC

Respondent(s) Case #09-00001367

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: RECONOR MIAMI LLC
300 BAYVIEW DR #1111
ADVENTURA, FL 33160

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

1. That the City of Pompano Beach Special Magistrate did issue on JULY 8, 2009, 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 amount of \$100.00 PER VIOLATION FOR A TOTAL OF \$700.00 PER DAY COMMENCING AUGUST 7, 2009 plus an additional fine of \$50.00 to cover costs incurred.
2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:
(LEGAL DESCRIPTION) FOLIO #8227000495 27-48-42 N 65 OF S 365 OF W 155 OF NE1/4 OF SE1/4 OF SW1/4 OF SEC 27 A/K/A LOT 5
a/k/a: 1570 NW 16 AV, POMPANO BEACH, BROWARD COUNTY, FLORIDA
3. That the Respondent(s) did not comply all violations before the date specified in the Final Order. For the specific Code Section(s) and a description of the violation(s), see attached Violation Detail consisting of (2) page(s).

IT IS THEREFORE THE ORDER OF THE SPECIAL MAGISTRATE THAT:

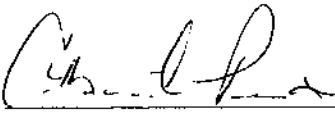
4. A fine in the amount of \$100.00 PER VIOLATION FOR A TOTAL OF \$500.00 PER DAY COMMENCING AUGUST 7, 2009 is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Enforcement Inspector. Additionally, a fine of \$50.00 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, as currently enacted or as may be amended from time to time, and Chapter 37 of the City of Pompano Beach Code of Ordinances, as currently enacted or as may be amended from time to time, and 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 ninety (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.

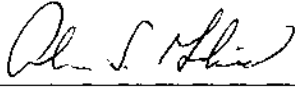
- 6. You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.
- 7. Respondents may appeal a final administrative order of the Special Magistrate for the City of Pompano 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 13, 2009.

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA





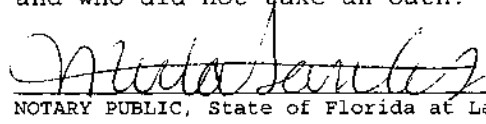
SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

STATE OF FLORIDA)
(SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 13th day of August, 2009, by CATHERINE A. PAREDES and ALAN L. GABRIEL, Clerk and Special Magistrate, respectively, of the City of Pompano 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

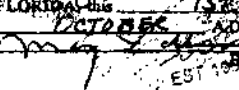
Commission Number, if any



Note: Mail your payment to the above address made payable to The City of Pompano Beach. Sent via Certified and Regular U.S. Mail

CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA

I HEREBY CERTIFY that the foregoing is a true and correct copy of Order of Imposition of Fine and Claim of Lien as filed in the Office of the Special Magistrate. Witness my hand and official Seal in the CITY OF POMPANO BEACH, FLORIDA this 13th day of August, 2009.



EST. 1957 City Clerk
OFFICE

SPECIAL MAGISTRATE FOR CODE ENFORCEMENT
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

CITY OF POMPANO BEACH, FLORIDA
Petitioner,

CASE # 09-00001367
Violation Address
1570 NW 16 AV

Vs. RECONOR MIAMI LLC
RECONOR MIAMI LLC
300 BAYVIEW DR #1111
ADVENTURA, FL.33160
Respondent(s)

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF BROWARD

PERSONALLY APPEARED before me, the undersigned authority, **RICHARD HUSTON**, who, being duly sworn, says that he/she has personally reviewed the file and/or examined the property described in the Special Magistrate Final Order in the above mentioned case, and finds that the said property is not in compliance with the following Code of Ordinances (See items listed on attached agenda consisting of 2 pages) of the City of Pompano Beach.

PROPERTY WAS TO BE IN COMPLIANCE BEFORE: **AUGUST 7, 2009**

INSPECTION WAS PERFORMED ON: **AUGUST 8, 2009**

Item numbers (per agenda) not in compliance: 1, 2, 3, 4, 7

Total number of items not in compliance: 5 of 7

Richard Huston
AFFILIANT

SWORN TO AND SUBSCRIBED before me this 11 day of August, 2009

NOTARY PUBLIC-STATE OF FLORIDA
Janet M. Thompson
Commission # DP0856601
Expires: FEB. 01, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Janet M. Thompson

NOTARY PUBLIC
Personally known or produced identification
Type of identification produced _____
My Commission Expires: _____

PREPARED 8/27/09, 11:31:45 AM CASE HISTORY REPORT
 PROGRAM CECOL CASE NUMBER 09 0001167
 CITY OF MIAMI BEACH

CASE TYPE	DATE ESTBL	STATUS	STATUS DATE
CONVICTION/NOT/NO/CP/PAID			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
URTS VIOLATION STANDARD 4221 SW 18 CREEK/CORNING 1270 SW 18 AV POMPADUR BEACH FL 33060	6/22/09 RICHARD HUSTON	ACTIVE	5/29/09

CAS CASE OR 0001167

CASE DATA

ORIG. CASE URT - MAIL NUMBER	7009 0080 0001 5192 1717
TYPE OF SERVICE THIS CASE	CERTIFIED MAIL
DATE TO COMPLY THIS CASE	10
INSPECTION DATE THIS CASE	MAY 27, 2009
COMPLETED DATE THIS CASE	
SCHEDULE HEARING DATE THIS CASE	AUGUST 12, 2009
FINAL ORDER MEETING DATE	JULY 8, 2009
F.O. COMPLY BY DATE THIS CASE	AUGUST 7, 2009
F. OF P. HEARD DATE THIS CASE	
PROSECUTION COSTS	
COMMENTS - FINAL ORDER	\$100.00 PER VIOLATION FOR A
COMMENTS	TOTAL OF \$100.00 PER DAY
COMMENTS - IMPOSITION OF FINE	COMMENCING AUGUST 7, 2009
COMMENTS	
COMMENTS - ABATEMENT FINE	
COMMENTS	
NONCOMPLIANCE INSPECTION DATE	
COMPLIANCE DATE	JULY 8, 2009

NARRATIVE

NOTICE OF VIOLATION ALSO SENT CERTIFIED MAIL # 7009 0080	5/29/09
0001 5192 1708 TO: RECONCOR MIAMI LLC PO BOX 546812 SURFSIDE	5/29/09
FL 33154-6812 THIRD MAILING SENT CERTIFIED MAIL # 7009	5/29/09
0080 0001 5192 1748 TO: RECONCOR MIAMI LLC 320 BAYVIEW DR	5/29/09
4111 SUNNY ISLES FL 33160.	5/29/09
CERTIFIED MAIL # 7009 0080 0001 5192 1708 RETURNED	7/01/09
CERTIFIED MAIL # 7009 0080 0001 5192 1748 RETURNED	7/06/09
CERTIFIED MAIL # 7009 0080 0001 5192 1717 RETURNED	7/06/09
\$\$\$ COSTS	7/06/09

NOTICE NAMES

RECONCOR MIAMI LLC	OWNER
320 BAYVIEW DR #1111	
RECONCOR MIAMI LLC	OTHER NAMES
320 BAYVIEW DR #1111	
RECONCOR MIAMI LLC	OTHER NAMES
PO BOX 546812	

PREPARED 8/07/09, 11:27:45
 PROGRAM CE2000
 CITY OF FORTLAUDERDALE
 CASE HISTORY REPORT
 CASE NUMBER 09 0001347

CASE TYPE	DATE ESTBL	STATUS	STATUS DATE
VIOLATION	5/22/09	ACTIVE	5/22/09

PROPERTY ADDRESS: 2525 W. 11th Ave, Fort Lauderdale, FL 33304
 VIOLATION STANDARD: 90.26 B
 VIOLATION CODE: 90.26 B
 VIOLATION DESCRIPTION: PUBLIC NUISANCE
 VIOLATION QUANTITY: 1
 VIOLATION CODE: CE000101
 VIOLATION STATUS: ACTIVE
 VIOLATION DATE: 5/22/09
 VIOLATION REPORTER: RICHARD HUSTON

VIOLATIONS	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
11	5/22/09	CO 90.26 B. PUBLIC NUISANCE PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE INCLUDING AN UNAUTHORIZED ACCUMULATION OF CONSTRUCTION DEBRIS	1	CE000101	ACTIVE	
12	5/22/09	CO 90.26 B. PUBLIC NUISANCE PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE INCLUDING AN UNAUTHORIZED ACCUMULATION OF HORTICULTURE TRASH	1	CE000101	ACTIVE	
13	5/22/09	CO 90.26 B. PUBLIC NUISANCE PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE INCLUDING ANY GRASS AND/OR WEEDS OVER SIX (6) INCHES IN HEIGHT	1	CE000502	ACTIVE	
14	5/22/09	CO 90.26 B. PUBLIC NUISANCE PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE INCLUDING A DENSE GROWTH OF TREES, UNDERBUSH, SHRUBS OR BUSH GROWTH	1	CE000702	ACTIVE	
15	5/22/09	CO 90.26 B. PUBLIC NUISANCE PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE INCLUDING AN UNAUTHORIZED ACCUMULATION OF GROUND, SAND, SOIL, OR FILL MATERIAL	1	CE000901	ACTIVE	8-8-09
16	5/22/09	CO 90.26 B. PUBLIC NUISANCE PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE INCLUDING DISCARDED AND/OR DAMAGED OBJECTS OR EQUIPMENT	1	CE000901	ACTIVE	8-8-09
17	5/22/09	CO 90.26 B. PUBLIC NUISANCE PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE INCLUDING HAVING ANY FLORIDA HOLLY OR MELALEUCA ON THE PREMISES	1	CE001501	ACTIVE	
18	5/22/09	END OF REPORT	1	CE999999	ACTIVE	

FINES	DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
	FLAT PENALTY	50.00	.00	.00	00	.00

OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE #420
POMPANO BEACH, FLORIDA 33060

CITY OF POMPANO BEACH, FLORIDA
Petitioner,

vs.

Case # 09-00001367

RECONOR MIAMI LLC

_____ Respondent (s) _____

FINAL ORDER OR
STIPULATED FINAL ORDER

TO: RECONOR MIAMI LLC
300 BAYVIEW DR #1111
ADVENTURA, FL 33160

\$50.00 COSTS ASSESSED

See Page 2 of this Order

IN RE
STREET ADDRESS: 1570 NW 16 AV
Pompano Beach, Florida

LEGAL DESCRIPTION: FOLIO 8227000495
27-48-42 N 65 OF S 365 OF W
155 OF NE1/4
OF SE1/4 OF SW1/4 OF SEC 27
A/K/A LOT 5

The City of Pompano Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held JULY 8, 2009, 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 Pompano Beach Code of Ordinances. For the specific Code Section(s) and a description of the violation(s), see attached Violation Detail consisting of (3) page(s).

FINAL ORDER OR STIPULATED FINAL ORDER - PAGE 2

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to AUGUST 7, 2009.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY** RICHARD HUSTON, the Code Enforcement 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 amount of \$100.00 PER VIOLATION FOR A TOTAL OF \$700.00 PER DAY COMMENCING AUGUST 7, 2009 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, F.S.) This Order may be enforced like a court judgment. Repeat violations can be fined up to \$5,000.00 per day. (Section 162.09, F.S.) Property owner(s) has/have 30 days from the date this Final Order is executed to file an appeal in circuit court. (Section 162.11, F.S.) The property owner must contact the Code Enforcement Department to advise when compliance has been reached. The Special Magistrate has also assessed an additional fine of \$50.00 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 Chapter 37 of the City of Pompano Beach Code of Ordinances.

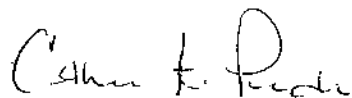
Respondents may appeal any decision with respect to any matter considered by the City of Pompano Beach Special Magistrate. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings 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, F.S.

For further information, please contact the Code Enforcement Inspector at (954) 786-4361.

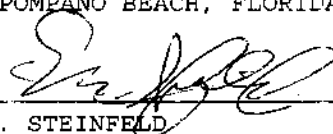
DONE AND ORDERED this JULY 9, 2009.

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA



CATHERINE A. PAREDES
SPECIAL MAGISTRATE CLERK



EUGENE M. STEINFELD
SPECIAL MAGISTRATE

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

VIOLATION DETAIL

PAGE 1

CASE NUMBER 09-00001367
PROPERTY ADDRESS 1570 NW 16 AV

VIOLATION: CE000101 QUANTITY: 1
DESCRIPTION: CO 96.26.B. PUBLIC NUISANCE DATE: 5/29/09
LOCATION:

ORDINANCE DESCRIPTION :
CO 96.26.B. PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE
INCLUDING AN UNAUTHORIZED ACCUMULATION OF CONSTRUCTION
DEBRIS

CORRECTIVE ACTION REQUIRED :
REMOVE ALL CONSTRUCTION DEBRIS FROM THE PREMISES

VIOLATION: CE000301 QUANTITY: 1
DESCRIPTION: CO 96.26 B. PUBLIC NUISANCE DATE: 5/29/09
LOCATION:

ORDINANCE DESCRIPTION :
CO 96.26 B. PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE
INCLUDING AN UNAUTHORIZED ACCUMULATION OF HORTICULTURE
TRASH

CORRECTIVE ACTION REQUIRED :
REMOVE ALL HORTICULTURE TRASH FROM PREMISES

VIOLATION: CE000502 QUANTITY: 1
DESCRIPTION: CO 96.26 B. PUBLIC NUISANCE DATE: 5/29/09
LOCATION:

ORDINANCE DESCRIPTION :
CO 96.26 B. PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE
INCLUDING ANY GRASS AND/OR WEEDS OVER SIX (6) INCHES IN
HEIGHT

CORRECTIVE ACTION REQUIRED :
CUT ALL GRASS AND OR WEEDS OVER SIX (6) INCHES IN HEIGHT

VIOLATION: CE000702 QUANTITY: 1
DESCRIPTION: CO 96.26 B. PUBLIC NUISANCE DATE: 5/29/09
LOCATION:

ORDINANCE DESCRIPTION : CONTINUED

VIOLATION DETAIL

PAGE 2

CASE NUMBER 09-00001367
 PROPERTY ADDRESS 1570 NW 16 AV

ORDINANCE DESCRIPTION : CONTINUED
 CO 96.26 B. PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE
 INCLUDING A DENSE GROWTH OF TREES, UNDERBRUSH, SHRUBS OR
 WILD GROWTH.

CORRECTIVE ACTION REQUIRED :
 REMOVE ALL DENSE GROWTH OF TREES, UNDERBRUSH, SHRUBS AND
 WILD GROWTH. CONTACT THE INSPECTOR FOR FURTHER INFORMATION
 ON ACTIONS TO BE TAKEN.

 VIOLATION: CE000801 QUANTITY: 1
 DESCRIPTION: CO 96.26 B. PUBLIC NUISANCE DATE: 5/29/09
 LOCATION:

ORDINANCE DESCRIPTION :
 CO 96.26 B. PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE
 INCLUDING AN UNAUTHORIZED ACCUMULATION OF GROUND, SAND,
 SOIL, OR FILL MATERIAL

CORRECTIVE ACTION REQUIRED :
 REMOVE OR LEVEL ALL GROUND, SAND, SOIL OR FILL MATERIAL

 VIOLATION: CE000901 QUANTITY: 1
 DESCRIPTION: CO 96.26 B. PUBLIC NUISANCE DATE: 5/29/09
 LOCATION:

ORDINANCE DESCRIPTION :
 CO 96.26 B. PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE
 INCLUDING DISCARDED AND/OR UNUSED OBJECTS OR EQUIPMENT

CORRECTIVE ACTION REQUIRED :
 REMOVE ALL DISCARDED/UNUSED OBJECTS AND/OR EQUIPMENT

 VIOLATION: CE001501 QUANTITY: 1
 DESCRIPTION: CO 96.26 B. PUBLIC NUISANCE DATE: 5/29/09
 LOCATION:

ORDINANCE DESCRIPTION :
 CO 96.26 B. PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE

VIOLATION DETAIL

CASE NUMBER 09-00001367
PROPERTY ADDRESS 1570 NW 16 AV

ORDINANCE DESCRIPTION :
INCLUDING HAVING ANY FLORIDA HOLLY OR MELALEUCA ON THE
PREMISES

CORRECTIVE ACTION REQUIRED :
REMOVE ALL FLORIDA HOLLY AND/OR MELALEUCA FROM THE PREMISES

VIOLATION: CE999999 QUANTITY: 1
DESCRIPTION: END OF REPORT DATE: 5/29/09
LOCATION:

ORDINANCE DESCRIPTION :
-----END OF REPORT-----

CORRECTIVE ACTION REQUIRED :
-----END OF REPORT-----

OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE #420
POMPANO BEACH, FLORIDA 33060
CITY OF POMPANO BEACH, FLORIDA
Petitioner,

vs.
RECONOR MIAMI LLC

Respondent(s) Case #10-00001803

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: RECONOR MIAMI LLC
300 BAYVIEW DRIVE
SUNNY ISLES, FL 33160

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

1. That the City of Pompano Beach Special Magistrate did issue on NOVEMBER 17, 2010, 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 per day fine in the amount of \$100.00 PER DAY COMMENCING DECEMBER 17, 2010 plus an additional fine of \$45.00 to cover costs incurred.
2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:
(LEGAL) FOLIO #8235210080 NELSON PARK 2-95 PB LOT 10 LESS N 8
a/k/a: 620 HAMMONDVILLE RD, POMPANO BEACH, BROWARD COUNTY, FLORIDA

3. That the Respondent(s) did not comply all violations before the date specified in the Final Order. For the specific Code Section(s) and a description of the violation(s), see attached Violation Detail consisting of (1) page(s).

IT IS THEREFORE THE ORDER OF THE SPECIAL MAGISTRATE THAT:

4. A fine in the amount of \$100.00 PER DAY COMMENCING DECEMBER 17, 2010 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 Enforcement Inspector. Additionally, a fine of \$45.00 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 Chapter 37 of the City of Pompano 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 ninety (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.

8

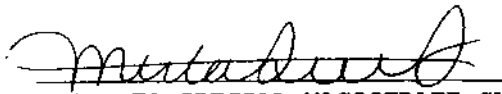
You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

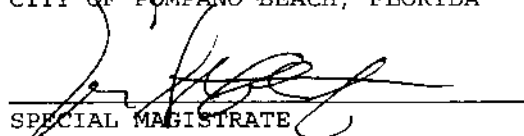
Respondents may appeal a final administrative order of the Special Magistrate for the City of Pompano Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this JANUARY 13, 2011.

ATTEST:

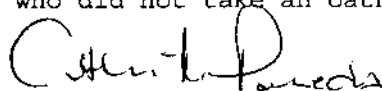
OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA


ASST. TO SPECIAL MAGISTRATE CLERK
STATE OF FLORIDA)
(SS:
COUNTY OF BROWARD)


SPECIAL MAGISTRATE

The foregoing instrument was acknowledged before me this 13 day of January, 2011, by MIRTA E. SANTOS and EUGENE M. STEINFELD, Clerk and Special Magistrate, respectively, of the City of Pompano Beach, who are personally known to me and who did not take an oath.

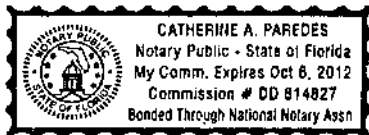
My Commission Expires:



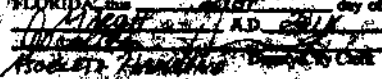
NOTARY PUBLIC, State of Florida at Large

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 Pompano Beach. Sent via Certified and Regular U.S. Mail

CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA
I HEREBY CERTIFY that the foregoing is a true and correct copy of Order of Imposition of Fine and Claim of Lien as filed in the Office of the Special Magistrate. Witness my hand and official Seal in the CITY OF POMPANO BEACH, FLORIDA this 13 day of January, A.D. 2011

Robert Handberg, Deputy City Clerk

CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA
I HEREBY CERTIFY that the foregoing is a true and correct copy of _____
as filed in the office of _____
WITNESS my hand and official Seal in the CITY OF POMPANO BEACH, FLORIDA, this _____ day of _____ A.D. _____
Deputy/City Clerk

SPECIAL MAGISTRATE FOR CODE ENFORCEMENT
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

CITY OF POMPANO BEACH, FLORIDA
Petitioner,

CASE # 10-00001803
Violation Address
620 HAMMONDVILLE RD

Vs. RECONOR MIAMI LLC
RECONOR MIAMI LLC
300 BAYVIEW DRIVE
SUNNY ISLES, FL.33160..
Respondent(s)

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF BROWARD

PERSONALLY APPEARED before me, the undersigned authority, **OLLIE EASON**, who, being duly sworn, says that he/she has personally reviewed the file and/or examined the property described in the Special Magistrate Final Order in the above mentioned case, and finds that the said property is not in compliance with the following Code of Ordinances (See items listed on attached agenda consisting of 1 pages) of the City of Pompano Beach.

PROPERTY WAS TO BE IN COMPLIANCE BEFORE: **DECEMBER 17, 2010**

INSPECTION WAS PERFORMED ON: **DECEMBER 20, 2010**

Item numbers (per agenda) not in compliance: # 1

Total number of items not in compliance: 1 of 1

Ollie Eason
AFFIRANT

SWORN TO AND SUBSCRIBED before me this 28 day of December, 2010

NOTARY PUBLIC-STATE OF FLORIDA
Janet M. Thompson
Commission # DD836601
Expires: FEB. 01, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Janet M. Thompson
NOTARY PUBLIC

Personally known or produced identification
Type of identification produced
My Commission Expires:

PREPARED 12/28/10, 15:42:42
 PROGRAM CE200L
 CITY OF POMPANO BEACH

CASE HISTORY REPORT
 CASE NUMBER 10-00001803

CASE TYPE
 SUBD/Block/Lot/Str/Apt
 ADDRESS
 ORIG. VIOLATION-STANDARD
 8235-21- 10-M000620
 620 HAMMONDVILLE RD
 POMPANO BEACH FL 33060

DATE ESTBL
 INSPECTOR
 8/24/10
 OGLIE EASON

TENANT NAME
 TENANT NBR
 ACTIVE
 9/02/10

STATUS
 STATUS DATE

1. CASE 10 00001803

CASE DATA: ORIG. CASE CERT. MAIL NUMBER 7009 2250 0001 7670 1098
 TYPE OF SERVICE-THIS CASE CERTIFIED MAIL
 DAYS TO COMPLY-THIS CASE 10
 INSPECTION DATE-THIS CASE AUGUST 24, 2010
 COMPELLED DATE-THIS CASE
 SCHEDULE HEARING DATE-THIS CASE DECEMBER 22, 2010
 FINAL ORDER MEETING DATE NOVEMBER 17, 2010
 F.O. COMPLY BY DATE-THIS CASE DECEMBER 17, 2010
 I. OF F. MEET'G DATE-THIS CASE
 PROSECUTION COSTS \$100.00 PER DAY COMMENCING
 COMMENTS DECEMBER 17, 2010
 COMMENTS - IMPOSITION OF FINE
 COMMENTS
 COMMENTS
 COMMENTS - ABATEMENT FINE
 COMMENTS
 NONCOMPLIANCE INSPECTION DATE NOVEMBER 12, 2010
 COMPLIANCE DATE

NARRATIVE: 2ND MAILING NOTICE OF VIOLATION: CERTIFIED MAIL NO. 7009
 2250 0001 7670 4266 TO: RECONOR MIAMI LLC 300 BAYVIEW DR
 SUNKY ISLES, FL 33160 9/02/10
 CERTIFIED MAIL NO. 7009 2250 0001 7670 4273 RETURNED 9/02/10
 CERTIFIED MAIL NO. 7009 2250 0001 7670 4286 RETURNED 9/27/10
 NO SERVICE; RESCHEDULING 10/04/10
 test printing 11/15/10
 845 COSTS 11/17/10

NOTICE NAMES: RECONOR MIAMI LLC
 4141 COLLINS AVE #409
 RECONOR MIAMI LLC
 300 BAYVIEW DRIVE

OWNER
 OTHER NAMES

VIOLATIONS: 1
 (1)

STATUS ACTIVE
 DATE RESOLVED
 PAGE 1

QTY CODE
 1 CE000502

DATE DESCRIPTION
 9/02/10 CO 96.26 B. PUBLIC NUISANCE

10-12-20-10 DE

PREPARED 12/28/10, 15:47:42
 PROGRAM CE2001
 CITY OF POMPANO BEACH

CASE HISTORY REPORT
 CASE NUMBER 10-00001803

CASE TYPE: SUBG/RIDCK/Lot/Str#/Apt
 ADDRESS: 8235-21-10-W000620
 POMPANO BEACH FL 33060

DATE ESTBL: 9/24/10
 INSPECTOR: OLLIE EASON

STATUS: ACTIVE
 TENANT NAME: OLLIE EASON
 TENANT NBR: 9/02/10

1. CASE 10-00001803

VIOLATIONS: (1)
 DATE: 9/02/10
 DESCRIPTION: CO 86.26 B. PUBLIC NUISANCE
 CO 86.26 B. PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE INCLUDING ANY GRASS AND/OR WEEDS OVER SIX (6) INCHES IN HEIGHT
 END OF REPORT

QTY CODE: 1 CE000502

STATUS: ACTIVE
 DATE RESOLVED: 9/02/10

11c 17-20-10 OE

FINES: (2)
 DATE: 9/02/10
 DESCRIPTION: FLAT PENALTY
 END OF REPORT

CHARGE: 45.00
 PAID: .00
 BILLED: .00
 LIEN AMT: .00
 LIEN PAID: .00

OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE #420
POMPANO BEACH, FLORIDA 33060

CITY OF POMPANO BEACH, FLORIDA
Petitioner,

vs.

Case # 10-00001803

RECONOR MIAMI LLC

_____ Respondent (s) _____

FINAL ORDER OR
STIPULATED FINAL ORDER

TO: RECONOR MIAMI LLC
300 BAYVIEW DRIVE
SUNNY ISLES, FL 33160..

\$45.00 COSTS ASSESSED
See Page 2 of this Order

IN RE
STREET ADDRESS: 620 HAMMONDVILLE RD
Pompano Beach, Florida

LEGAL DESCRIPTION: FOLIO 8235210080
NELSON PARK 2-95 PB LOT 10
LESS N 8

The City of Pompano Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held NOVEMBER 17, 2010, 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 Pompano Beach Code of Ordinances. For the specific Code Section(s) and a description of the violation(s), see attached Violation Detail consisting of (1) page(s).

FINAL ORDER OR STIPULATED FINAL ORDER - PAGE 2

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to DECEMBER 17, 2010.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY OLLIE EASON**, the Code Enforcement 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 amount of \$100.00 PER DAY COMMENCING DECEMBER 17, 2010 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, F.S.) This Order may be enforced like a court judgment. Repeat violations can be fined up to \$5,000.00 per day. (Section 162.09, F.S.) Property owner(s) has/have 30 days from the date this Final Order is executed to file an appeal in circuit court. (Section 162.11, F.S.) The property owner must contact the Code Enforcement Department to advise when compliance has been reached. The Special Magistrate has also assessed an additional fine of \$45.00 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 Chapter 37 of the City of Pompano Beach Code of Ordinances.

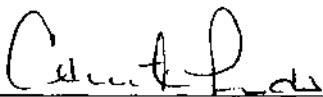
Respondents may appeal any decision with respect to any matter considered by the City of Pompano Beach Special Magistrate. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings 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, F.S.

For further information, please contact the Code Enforcement Inspector at (954) 786-4361.

DONE AND ORDERED this NOVEMBER 18, 2010.

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA



CATHERINE A. PAREDES
SPECIAL MAGISTRATE CLERK



EUGENE M. STEINFELD
SPECIAL MAGISTRATE

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

VIOLATION DETAIL

PAGE 1

CASE NUMBER 10-00001803
PROPERTY ADDRESS 620 HAMMONDVILLE RD

VIOLATION: CE000502 QUANTITY: 1
DESCRIPTION: CO 96.26 B. PUBLIC NUISANCE DATE: 9/02/10
LOCATION:

ORDINANCE DESCRIPTION :
CO 96.26 B. PROHIBITS THE PRESENCE OF ANY PUBLIC NUISANCE
INCLUDING ANY GRASS AND/OR WEEDS OVER SIX (6) INCHES IN
HEIGHT

CORRECTIVE ACTION REQUIRED :
CUT ALL GRASS AND OR WEEDS OVER SIX (6) INCHES IN HEIGHT

VIOLATION: CE999999 QUANTITY: 1
DESCRIPTION: END OF REPORT DATE: 9/02/10
LOCATION:

ORDINANCE DESCRIPTION :
-----END OF REPORT-----

CORRECTIVE ACTION REQUIRED :
-----END OF REPORT-----



City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE #420
POMPANO BEACH, FLORIDA 33060

CITY OF POMPANO BEACH, FLORIDA

Petitioner,

vs.

RECONOR MIAMI LLC

Respondent(s)

Case #:

11040166

CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA
I HEREBY CERTIFY that the foregoing is a true and correct copy of Order of Imposition of Fine and Claim of Lien as filed in the Office of the Special Magistrate. Witness my hand and official Seal in the CITY OF POMPANO BEACH, FLORIDA this 29th day of August, 2011.
[Signature]
Deputy City Clerk

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: RECONOR MIAMI LLC

4141 COLLINS AVE #409 MIAMI BEACH, FL 33140

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

1. That the City of Pompano Beach Special Magistrate did issue on 6/22/2011, 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 \$100.00.

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
Chapter 96: Health and Safety...	96.10 Littering	(A) It shall be unlawful for any person or persons to place, sweep, scatter, throw, or dump or cause to be placed, swept, scattered, thrown, or dumped, for any purpose whatsoever, any refuse or rubbish of any kind, any garbage household trash, co...	7/22/2011		\$100.00
Chapter 96: Health and Safety...	96.26(B);(A)(3). Public Nuisance	The following are declared to be public nuisances when occurring upon any street, sidewalk, alley, or other public place or property, or upon any private property: The presence of grass and/or weeds in excess of 12 inches in height from the ground u...	7/22/2011		\$100.00

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

FOLIO #: 484235270101
LEGAL DESCRIPTION: AMERICAN TOWNSITES CO SUB NO 1 OF POMPANO 5-55 PB LOT 26 & THAT PT OF S1/2 OF VAC LEE ST ABUT SAID LOT
STREET ADDRESS: Lot on NE 6 Street

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 Rinaldi, M.**, 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 \$100.00 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 Chapter 37 of the City of Pompano 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.

You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a final administrative order of the Special Magistrate for the City of Pompano 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 July 28, 2011

ATTEST: OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA

Sharon Macken

Alan L. Gabriel

SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28th day of July, 2011 by Sherron Munn and Alan C. Gabriel, Special Magistrate, respectively, of the City of Pompano 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 Pompano Beach.



City of Pompano Beach
 100 West Atlantic Boulevard
 Pompano Beach, Florida 33060

OFFICE OF THE SPECIAL MAGISTRATE

CITY OF POMPANO BEACH, FLORIDA

Case #:

11040166

Petitioner,

vs.

RECONOR MIAMI LLC

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

IN RE:

STREET ADDRESS: Lot on NE 6 Street

FOLIO: 484235270101

LEGAL DESCRIPTION: AMERICAN TOWNSITES CO SUB NO 1 OF POMPANO 5-55 PB LOT 26 & THAT PT OF S1/2 OF VAC LEE ST ABUT SAID LOT

The City of Pompano Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Wednesday, June 22, 2011, 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 Pompano Beach Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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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 Rinaldi, M.**, 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. Repeat violations can be fined up to \$5000.00 per day. (Section 162.09, Florida Statutes). 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 \$100.00 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.

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Respondents may appeal any decision with respect to any matter considered by the City of Pompano Beach Special Magistrate. An appeal must be filed within (30) days of the execution of the Order to be appealed. 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.

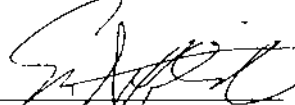
For further information, please contact the Code Compliance Inspector at 954-786-4361

DONE AND ORDERED this June 23, 2011

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA

Sharon Maclean


Eugene M. Steinfeld

SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

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

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

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 117 PHIPPEN WAITERS ROAD, DANIA BEACH, FL 33004 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by February 29, 2024\$3,122.39
- Or
- * Estimated Amount due if paid by March 19, 2024\$3,157.63

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 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: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

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CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33060

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

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

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100 W. ATLANTIC BLVD, SUITE 467
POMPANO BEACH, FL 33060

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

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

WARNING

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CITY OF DANIA BEACH
P.O. BOX 1708
DANIA BEACH, FL 33004

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

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

WARNING

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

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

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

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

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 117 PHIPPEN WAITERS ROAD, DANIA BEACH, FL 33004 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by February 29, 2024\$3,122.39
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

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GERALDO AMZEL
4141 COLLINS AVE
MIAMI BEACH, FL 33140

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

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GERARDO AMZEL
1930 HARRISON ST, #304
HOLLYWOOD, FL 33020

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117 PHIPPEN WAITERS RD
DANIA BEACH, FL 33004

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2024
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OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BLVD., SUITE 420
POMPANO BEACH, FL 33060

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

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

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RECONNOR MIAMI LLC
1570 NW 16TH AVE
POMPANO BEACH, FL 33069

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

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

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RECONOR MIAMI LLC
300 BAYVIEW DR #1111
SUNNY ISLES, FL 33160

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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RECONOR MIAMI LLC
1930 HARRISON ST
#304
HOLLYWOOD, FL 33020

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RECONOR MIAMI LLC
300 BAYVIEW DR #1111
ADVENTURA, FL 33160

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RECONOR MIAMI LLC
620 HAMMONDVILLE RD
POMPANO BEACH, FL 33060

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DANIA BEACH, FL 33004

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%GERARDO AMZEL
1930 HARRISON ST STE 304
HOLLYWOOD, FL 33020-7828

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

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

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

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

WARNING

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

RECONOR MIAMI LLC
%GERARDO AMZEL
117 PHIPPEN RD
DANIA BEACH, FL 33004

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 117 PHIPPEN WAITERS ROAD, DANIA BEACH, FL 33004 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by February 29, 2024\$3,122.39
- Or
- * Estimated Amount due if paid by March 19, 2024\$3,157.63

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

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

WARNING

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

TIMOTHY M RYAN, ESQ
SPECIAL CITY ATTORNEY
CITY OF DANIA BEACH
700 E DANIA BEACH BLVD
DANIA BEACH, FL 33004

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

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

WARNING

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

*DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

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

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

WARNING

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RECONOR MIAMI LLC
4121 STIRLING RD #409
DAVIE, FL 33314

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

DATE: February 1st, 2024
PROPERTY ID # 504234-30-0210 (TD # 51296)

WARNING

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

GERARDO DARIO AMZEL, REGISTERED AGENT
O/B/O RECONOR MIAMI LLC
1930 HARRISON ST.
#304
HOLLYWOOD, FL 33020

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DANIA BEACH, FL 33004

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POMPANO BEACH, FL 33060

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POMPANO BEACH, FL 33060

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DANIA BEACH, FL 33004

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ATTN CODE COMPLIANCE
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DANIA BEACH, FL 33004-3643

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

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4141 COLLINS AVE
MIAMI BEACH, FL 33140

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TD 51296 MARCH 2024 WARNING

GERARDO AMZEL

1930 HARRISON ST, #304

HOLLYWOOD, FL 33020

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OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BLVD., SUITE 420
POMPANO BEACH, FL 33060

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POMPANO BEACH, FL 33069

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TD 51296 MARCH 2024 WARNING

RECONOR MIAMI LLC

300 BAYVIEW DR #1111

SUNNY ISLES, FL 33160

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1930 HARRISON ST
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TD 51296 MARCH 2024 WARNING

RECONOR MIAMI LLC

300 BAYVIEW DR #1111

ADVENTURA, FL 33160

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TD 51296 MARCH 2024 WARNING
RECONOR MIAMI LLC
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TD 51296 MARCH 2024 WARNING

**RECONOR MIAMI LLC
117 PHIPPEN WAITERS RD
DANIA BEACH, FL 33004**

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TD 51296 MARCH 2024 WARNING

RECONOR MIAMI LLC

%GERARDO AMZEL

1930 HARRISON ST STE 304

HOLLYWOOD, FL 33020-7828

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TD 51296 MARCH 2024 WARNING

TIMOTHY M RYAN, ESQ SPECIAL CITY ATTORNEY
CITY OF DANIA BEACH
700 E DANIA BEACH BLVD
DANIA BEACH, FL 33004

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9589 0710 5270 0974 2410 00

9589 0710 5270 0974 2410 17

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 Required	\$ _____

Postmark
Here

Postage	
\$	
Total Postage	
\$	
Sent To	
Street	

TD 51296 MARCH 2024 WARNING
***DANIA BEACH COMMUNITY**
REDEVELOPMENT AGENCY
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

City, State, ZIP+4®

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

\$

Service

Street

City, State, ZIP+4®

TD 51296 MARCH 2024 WARNING
RECONOR MIAMI LLC
4121 STIRLING RD #409
DAVIE, FL 33314

9589 0710 5270 0974 2410 24

9589 0710 5270 0974 2410 31

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 S	

Postmark
Here

Postage	
\$	
Total Pos	
\$	
Sent To	
Street and	
City, State, ZIP+4®	

TD 51296 MARCH 2024 WARNING
GERARDO DARIO AMZEL, REGISTERED AGENT
O/B/O RECONOR MIAMI LLC
1930 HARRISON ST. #304
HOLLYWOOD, FL 33020

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51296 MARCH 2024 WARNING
CITY OF DANIA BEACH
ATTN CODE COMPLIANCE
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004-3643



9590 9402 8666 3244 6993 93

2. Article Number (Transfer from service label)

9589 0740 5270 0974 2408 167

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

4. Restricted Mail (500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51296 MARCH 2024 WARNING
***DANIA BEACH COMMUNITY**
REDEVELOPMENT AGENCY
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004



9590 9402 8666 3244 6995 46

2. Article Number/Transit

9589 0710 5270 0974 2410 17

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation

Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51296 MARCH 2024 WARNING
CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004



9590 9402 8666 3244 6993 55

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2408 29

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

ed Mail
 ed Mail Restricted Delivery
 (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51296 MARCH 2024 WARNING
FINANCE DIRECTOR
CITY OF DANIA BEACH
100 WEST DANIA BEACH BLVD
DANIA BEACH, FL 33004



9590 9402 8666 3244 6994 09

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2408 74

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51296 MARCH 2024 WARNING
CITY OF DANIA BEACH
P.O. BOX 1708
DANIA BEACH, FL 33004



9590 9402 8666 3244 6993 86

Article Number (transfer from service label)

9589 0710 5270 0974 2408 50

PS Form 3824, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51296 MARCH 2024 WARNING
RECONOR MIAMI LLC
4121 STIRLING RD #409
DAVIE, FL 33314



9590 9402 8666 3244 6995 53

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2410 24

COMPLETE THIS SECTION ON-DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Mohammed Rahab

C. Date of Delivery

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

- Yes
- No

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51296 MARCH 2024 WARNING
TIMOTHY M RYAN, ESQ SPECIAL CITY ATTORNEY
CITY OF DANIA BEACH
700 E DANIA BEACH BLVD
DANIA BEACH, FL 33004



9590 9402 8666 3244 6995 39

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2410 00

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Camryn Forsyth*

- Agent
- Addressee

B. Received by (Printed Name)

Camryn Forsyth

C. Date of Delivery

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

3. Service Type

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

Mail
 Mail Restricted Delivery
 (over \$500)