

CITY OF FORT LAUDERDALE

Petitioner,
v.

HOWARD S. SLOMAN, JR.

Respondent. /

Code Case No. CE10051325
Code Case No. CE10062631
Code Case No. CE12081545
Code Case No. CE14031616
Code Case No. CE14071930
Code Case No. CE14102475
Code Case No. CE15041963
Code Case No. CE14120338
Code Case No. CE15120138
Code Case No. CE16071782
Code Case No. CE16090045
Code Case No. CE16120050

LIEN SETTLEMENT AGREEMENT

This **Lien Settlement Agreement** (the "Agreement"), made and entered into as of this 12 day of October, 2017, by and between HOWARD S. SLOMAN, JR., (hereinafter referred to as "OWNER"), whose address is 3115 S.W. 2nd Avenue, Fort Lauderdale, Florida 33315-3311 (hereinafter referred to as "PROPERTY"), JAS MARINE SERVICE, INC. c/o JOHN A. STRAUSS (hereinafter referred to as "BUYER"), whose address is 1009 Newman Road, Lake Park, Florida 33403 and the CITY OF FORT LAUDERDALE ("CITY");

WHEREAS, OWNER is the legal property owner of record of the below described real property, such real property being described as follows:

LOTS 13 AND 14, BLOCK 127, BOULEVARD SECTION OF CROISSANT PARK,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE
30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A/K/A 3115 S.W. 2nd Avenue, Fort Lauderdale, FL 33315-3311

Property ID #5042 22 08 1190

WHEREAS, OWNER and BUYER have executed a contract for OWNER to sell the PROPERTY to BUYER under certain terms and conditions; and

WHEREAS, the City of Fort Lauderdale recorded a code enforcement lien in Case number **CE10051325** in Official Records Book 48360, Page 431, of the Public Records of Broward County, Florida, against OWNER for code enforcement violations on the PROPERTY; and

WHEREAS, the City of Fort Lauderdale recorded a code enforcement lien in Case number **CE10062631** in Official Records Book 48341, Page 431, of the Public Records of Broward County, Florida, against OWNER for code enforcement violations on the PROPERTY; and

WHEREAS, the City of Fort Lauderdale recorded a code enforcement lien in Case number **CE12081545** in Official Records Book 49432, Page 1279, of the Public Records of

Broward County, Florida, against OWNER for code enforcement violations on the PROPERTY;
and

WHEREAS, the City of Fort Lauderdale recorded lot clearing/cleaning lien in Case number **CE14031616** at Instrument #112940253, of the Public Records of Broward County, Florida, against OWNER for violations on the PROPERTY; and

WHEREAS, the City of Fort Lauderdale recorded lot clearing/cleaning lien in Case number **CE14071930** at Instrument #112940253, of the Public Records of Broward County, Florida, against OWNER for violations on the PROPERTY; and

WHEREAS, the City of Fort Lauderdale recorded lot clearing/cleaning lien in Case number **CE14102475** at Instrument #113125575, of the Public Records of Broward County, Florida, against OWNER for violations on the PROPERTY; and

WHEREAS, the City of Fort Lauderdale recorded lot clearing/cleaning lien in Case number **CE15041963** at Instrument #113215906, of the Public Records of Broward County, Florida, against OWNER for violations on the PROPERTY; and

WHEREAS, the City of Fort Lauderdale recorded a code enforcement lien in Case number **CE14120338** at Instrument #113177583, of the Public Records of Broward County, Florida, against OWNER for code enforcement violations on the PROPERTY; and

WHEREAS, the City of Fort Lauderdale recorded lot clearing/cleaning lien in Case number **CE16071782** at Instrument #114454062, of the Public Records of Broward County, Florida, against OWNER for violations on the PROPERTY; and

WHEREAS, the City of Fort Lauderdale recorded lot clearing/cleaning lien in Case number **CE16090045** at Instrument #114454062, of the Public Records of Broward County, Florida, against OWNER for violations on the PROPERTY; and

WHEREAS, the City of Fort Lauderdale issued a lot clearing/cleaning fine in Case number **CE15120138** against OWNER for violations on the PROPERTY; and

WHEREAS, the City of Fort Lauderdale issued a lot clearing/cleaning fine in Case number **CE16120050** against OWNER for violations on the PROPERTY; and

WHEREAS, OWNER and BUYER have requested that the CITY mitigate the above-referenced Code Enforcement cases on the PROPERTY in order to complete the purchase and sale of PROPERTY, and commence the plan of rehabilitation to the PROPERTY; and

WITNESSETH

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is agreed to and acknowledged by the OWNER, BUYER and CITY, the following are the terms and conditions of the lien settlement:

1. The CITY shall receive, in the form of a cashier's check or money order made payable to the City of Fort Lauderdale, the total sum of twenty-six thousand five hundred and seventy-six

dollars (\$26,576.00) upon execution of this Lien Settlement Agreement for payment of the following Code Enforcement cases:

CE10051325, CE10062631, CE12081545, CE14031616, CE14071930, CE14102475, CE15041963, CE14120338, CE15120138, CE16071782, CE16090045, CE16120050

Payment will be made by the BUYER.

2. Upon execution of this Lien Settlement Agreement, the CITY shall receive in the form of a cashier's check or money order, made payable to the City of Fort Lauderdale, the total sum of ten thousand dollars (\$10,000.00), which shall be held in escrow by the CITY for one hundred twenty (120) days. The escrow payment will be made by the BUYER. If the BUYER completes all site improvements and otherwise fully complies with the terms of this Agreement, said sum will be remitted back to the BUYER. If the site improvements are not completed within the minimum one hundred twenty (120) day timeframe or the maximum one hundred fifty (150) day timeframe (see paragraph 8 below), the ten thousand dollars (\$10,000.00) will be forfeited to the CITY and the liens will be reinstated to the original and full amounts.
3. Pursuant to the terms of this Lien Settlement Agreement, BUYER shall escrow the sum of \$32,913.95 to cover the cost of correcting the violations in accordance with the bids obtained by the BUYER. BUYER will ensure that said amount remains in escrow until the CITY is satisfied that all violations on the property have been corrected and that the CITY confirms that the PROPERTY is in full compliance with the CITY's ordinances.
4. BUYER shall notify CITY when all Code Violations have been brought into compliance and CITY shall schedule a Code Inspection within fifteen (15) days of receiving said notification. Upon receipt of said twenty-six thousand five hundred and seventy-six dollars (\$26,576.00) and ten thousand dollars (\$10,000.00), as described in paragraphs 1 and 2 respectively, along with the Code Inspector's confirmation that all violations have been brought into compliance, CITY shall provide to the OWNER or BUYER satisfaction of releases for all twelve (12) code enforcement liens, to be recorded by BUYER, within fourteen (14) days.
5. CITY will file a Notice of Voluntary Dismissal in foreclosure case CACE17000746 (11) once the satisfactions of releases have been issued and the PROPERTY is in full compliance.
6. The settlement terms were approved by the City Commission on July 11, 2017. OWNER and BUYER shall execute this Agreement within ten (10) calendar days of receipt from the CITY. In the event that OWNER and BUYER fail to timely execute this Agreement, the Agreement shall automatically become null and void and of no further force and effect. If the closing on the sale of the property is not complete within thirty (30) days, the liens will remain against the property in their full respective amounts. If the closing must be delayed due to circumstances beyond the control of the BUYER, a written request will be submitted to the CITY Manager before the expiration of the thirty (30) days, describing the reasons and the requested change in the closing date. If the closing does not or cannot occur due to

circumstances beyond the control of the BUYER, the Lien Settlement Agreement shall become null and void.

7. BUYER agrees to correct all existing code violations on the PROPERTY, which includes but may not be limited to the following:
 - remove six (6) shipping containers
 - clean out the inside of the building of all storage items
 - connect to City sewer
 - provide for fire inspection
 - replace damaged windows, walls, doors, and paint the building

During the permitting process, the PROPERTY shall remain clean and free of debris at all times.

8. If the BUYER cannot meet any of the milestones within this Agreement due to acts of God or delays caused by the CITY to issue the required permits, and has been diligently performing the foregoing, BUYER may request a reasonable extension of time of no more than thirty (30) days to complete the milestone to the City Manager. The City Manager shall have the sole discretion to grant said request, which shall not be unreasonably withheld. BUYER's request must be made in writing prior to the expiration of the applicable milestone and contain an explanation for the extension request.
9. At any time, if the OWNER, and/or BUYER fail to adhere to the conditions of this Lien Settlement Agreement, the CITY shall reinstate the code enforcement liens on the PROPERTY, which liens shall remain against the OWNER and PROPERTY until the code violations are fully complied and the total amount of the lien is paid in full. There shall be no reduction of liens and the fines shall continue to accrue at the daily rates previously set forth therein. Any and all payments made by the BUYER shall be applied as a credit towards the total lien amount due.
10. Upon execution of the Agreement by all Parties, the Agreement will be recorded in the Public Records of Broward County, Florida.
11. The parties herein have had an opportunity to review this Agreement, had the benefit of advice of legal counsel of their choice and know and fully understand the contents hereof and sign this Lien Settlement Agreement of their own voluntary free act without any coercion.
12. This Lien Settlement Agreement may not be assigned, sold, pledged, hypothecated or encumbered, in whole or in part, without the prior approval of the City of Fort Lauderdale City Commission.
13. The Lien Settlement Agreement sets forth in full the terms of the Agreement among the parties and is intended as the full, completed and exclusive Agreement, governing the relationship between the Parties, with respect thereto, superseding all other discussions, promises, representations, agreements and understanding among the parties with respect thereto.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

WITNESSES:

CITY OF FORT LAUDERDALE, a
municipal corporation of the State of
Florida.

Quindia Rizzuti Smith
Quina Rizzuti Smith

Print Name

H. Skouridake

Katerina Skouridake

Print Name

(SEAL)

By [Signature]
LEE R. FELDMAN, City Manager

ATTEST:

[Signature]

JEFFREY A. MODARELLI, City Clerk

Approved as to form:
CYNTHIA A. EVERETT, City Attorney

[Signature]

TANIA MARIE AMAR
Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 23rd day of October, 2017, by LEE R. FELDMAN, City Manager of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida. STANLEY HAWTHORNE
(SEAL)

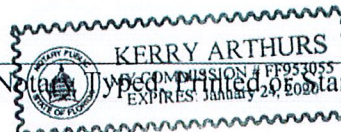
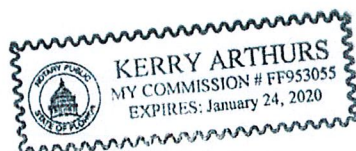
[Signature]
Signature: Notary Public, State of Florida

☒ Personally Known

Name of Notary Public Printed or Stamped

My Commission Expires:

Commission Number



WITNESSES:

BUYER

JAS MARINE SERVICE, INC.

[Signature]

Randy Rosa
Print Name

[Signature]

Tarela Casanova
Print Name

By [Signature]
John A. Strauss, Director/President

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 12 day of October, 2017, by John Strauss, Director/President of JAS MARINE SERVICE, INC., as Buyer. He is personally known to me or has produced drivers license as identification.

(SEAL)

[Signature]
Signature: Notary Public, State of Florida

Pamela L Clark
Name of Notary Typed, Printed or Stamped

My Commission Expires: 5/30/17

FF006049
Commission Number



PAMELA L. CLARK
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF006049
Expires 5/30/2017

WITNESSES:

OWNER

RS
Randy Logan

Print Name

J. Wagner
Torres Wagner

Print Name

By

Howard S. Sloman, Jr.
Howard S. Sloman, Jr.

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 12 day of October, 2017, by Howard S. Sloman, Jr., as Property Owner. He is personally known to me or has produced driver's license as identification.

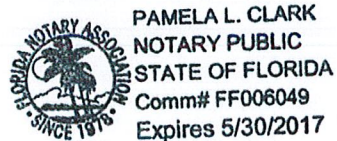
(SEAL)

Pamela L. Clark
Signature, Notary Public, State of Florida

Pamela L. Clark
Name of Notary Typed, Printed or Stamped

My Commission Expires: 5/30/17

FF006049
Commission Number



Vendor: ONLINESING

Date Paid: Nov/17/2017

BOARD OF COUNTY COMMISSIONERS
FORT LAUDERDALE FL

CHECK NO: 0001596131

Invoice Number	Invoice Date	Voucher ID	Description	NET
TD 37485	11/8/2017	00221208	TD 37485	25346.77

CHECK TOTAL: \$25,346.77

WF CENT OPERATING CHECKING
Fort Lauderdale FL

BOARD OF COUNTY COMMISSIONERS
BROWARD COUNTY - FORT LAUDERDALE, FLORIDA

CHECK NO
0001596131



ACCOUNT PAYABLES

VOID AFTER 180 DAYS

Date
11/17/2017

PAY

***Twenty-five thousand three hundred forty-six and 77/100 Dollar ***

Amount

\$25,346.77***

To The
Order Of

CITY OF FORT LAUDERDALE
ATTN: GLYNIS BURNEY
100 N ANDREWS AVE. 7TH FLOOR
FORT LAUDERDALE FL 33301

A handwritten signature in black ink, appearing to read "Glynis Burney", written over a horizontal line.

A handwritten signature in black ink, appearing to read "Glynis Burney", written over a horizontal line.



0001596131 061209756 2079940003785

CAM 18-0047

Exhibit 2

Page 8 of 29



City of Fort Lauderdale, Florida

"Venice of America"

100 North Andrews Ave.

Fort Lauderdale, Florida 33301-1016

MISCELLANEOUS RECEIPTReceived From: **GOLDMAN & ROSA PA**This Date: **10/23/2017**

Check One:

☐

Cash

☐

Check/MO #:

05125

Description: (limit: 45 characters Payor & Description)	Index/GL Code	SubObject/ Subsidiary	Cash Code	Amount
Payor Name:				
01 For: CE14031616 3115 SW 2 AVE	DSD090101	J022		\$ 200.00
Payor Name:				
02 For: CE14031616 3115 SW 2 AVE	PKR080301	J180		\$ 439.97
Payor Name:				
03 For: CE14071930 3115 SW 2 AVE	DSD090101	J022		\$ 200.00
Payor Name:				
04 For: CE14071930 3115 SW 2 AVE	PKR080301	J180		\$ 172.73
Payor Name:				
05 For: CE14102475 3115 SW 2 AVE	DSD090101	J022		\$ 200.00
Payor Name:				
06 For: CE14102475 3115 SW 2 AVE	PKR080301	J180		\$ 263.77
Payor Name:				
07 For: CE15041963 3115 SW 2 AVE	DSD090101	J022		\$ 370.48
Payor Name:				
08 For: CE15120138 3115 SW 2 AVE	DSD090101	J022		\$ 344.56
Payor Name:				
09 For: CE16071782 3115 SW 2 AVE	DSD090101	J022		\$ 430.48
Payor Name:				
10 For: CE16090045 3115 SW 2 AVE	DSD090101	J022		\$ 400.48
Payor Name:				
11 For: CE16120050 3115 SW 2 AVE	DSD090101	J022		\$ 400.48
Payor Name:				
12 For: CE12081545 3115 SW 2 AVE	DSD040101	M103		\$ 23,153.05

Sub Total **\$26,576.00**

6% Florida State Sales Tax

FD001

-450009

3100**Total Receipt \$ 26,576.00**

Received By:

Form H-1000

Rev 8/02

Department/Division

Phone Extension

CAM 18-0047

Exhibit 2

Page 9 of 29

CITY OF FORT LAUDERDALE FAMIS SYSTEM

FAML6300 Transaction Detail Inquiry 01/08/2018 3:26 PM

Document	Post Period	Post Date	----- Posted By -----	Unit
DR17163826	01 06 2017 MAR 2017	03/20/2017	CASH RECEIPTS	

Trans Code: 708 CASH RECEIPT CREDIT TO A REVENUE ACCOUNT

Document Ref: Notepad: N

Trans Desc.: CR031717- CE05111597 3381 SW 20 ST

Amount: 2,331.62 Due Date: Single Check:

Vendor Number:

Index Code : PKR080301 PUBLIC PLACES CLEARING

Subobject : J180 LOT CLEANING CHARGES

User Code :

Grant / Gr Dtl :

Proj / Pjdtl :

Start Date: End Date:

G/L / Subsid:

Bank No/ Subsid:

Treas Num:

Currency Code: Conv Date: Frgn Curr Amt:

G014 - RECORD FOUND

CITY OF FORT LAUDERDALE FAMIS SYSTEM

FAML6300 Transaction Detail Inquiry 01/08/2018 3:28 PM

Document	Post Period	Post Date	----- Posted By -----	Unit
DR17163722	01 06 2017 MAR 2017	03/20/2017	CASH RECEIPTS	

Trans Code: 708 CASH RECEIPT CREDIT TO A REVENUE ACCOUNT

Document Ref: Notepad: N

Trans Desc.: CR031717- CE16090386 3381 SW 20 ST

Amount: 200.00 Due Date: Single Check:

Vendor Number:

Index Code : DSD090101 NUISANCE ABATEMENT

Subobject : J022 LOT CLEARING ADMIN CHARGES

User Code :

Grant / Gr Dtl :

Proj / Pjdtl :

Start Date: End Date:

G/L / Subsid:

Bank No/ Subsid:

Treas Num:

Currency Code: Conv Date: Frgn Curr Amt:

G014 - RECORD FOUND

CITY OF FORT LAUDERDALE FAMIS SYSTEM

FAML6300 Transaction Detail Inquiry 01/02/2018 11:53 AM

Document	Post Period	Post Date	----- Posted By -----	Unit
DR18067399	01 02 2018 NOV 2017	11/27/2017	CASH RECEIPTS	

Trans Code: 708 CASH RECEIPT CREDIT TO A REVENUE ACCOUNT

Document Ref: Notepad: N

Trans Desc.: CR112217- CE14091393

Amount: 4,507.00 Due Date: Single Check:

Vendor Number:

Index Code : DSD090101 NUISANCE ABATEMENT

Subobject : N970 BOARD UP REIMB - BUILDING DEPT

User Code :

Grant / Gr Dtl :

Proj / Pjdtl :

Start Date: End Date:

G/L / Subsid:

Bank No/ Subsid:

Treas Num:

Currency Code: Conv Date: Frgn Curr Amt:

G014 - RECORD FOUND

CITY OF FORT LAUDERDALE FAMIS SYSTEM

FAML6300 Transaction Detail Inquiry 10/17/2017 2:56 PM

Document	Post Period	Post Date	----- Posted By -----	Unit
DR15346444	01 12 2015 SEPT 2015	10/01/2015	CASH RECEIPTS	

Trans Code: 708 CASH RECEIPT CREDIT TO A REVENUE ACCOUNT

Document Ref:

Notepad: N

Trans Desc.: CR092915- CE13121632

Amount: 361.22 Due Date: Single Check:

Vendor Number:

Index Code : PKR080301 PUBLIC PLACES CLEARING

Subobject : J180 LOT CLEANING CHARGES

User Code :

Grant / Gr Dtl :

Proj / Pjdtl :

Start Date: End Date:

G/L / Subsid:

Bank No/ Subsid:

Treas Num:

Currency Code: Conv Date: Frgn Curr Amt:

G014 - RECORD FOUND

CITY OF FORT LAUDERDALE FAMIS SYSTEM

FAML6300 Transaction Detail Inquiry 10/17/2017 2:58 PM

Document	Post Period	Post Date	----- Posted By -----	Unit
DR15346289	01 12 2015 SEPT 2015	10/01/2015	CASH RECEIPTS	

Trans Code: 708 CASH RECEIPT CREDIT TO A REVENUE ACCOUNT

Document Ref: Notepad: N

Trans Desc.: CR092915- CE13121632

Amount: 216.15 Due Date: Single Check:

Vendor Number:

Index Code : DSD040101 COMMUNITY INSPECTIONS

Subobject : J022 LOT CLEARING ADMIN CHARGES

User Code :

Grant / Gr Dtl :

Proj / Pjdtl :

Start Date: End Date:

G/L / Subsid:

Bank No/ Subsid:

Treas Num:

Currency Code: Conv Date: Frgn Curr Amt:

G014 - RECORD FOUND

CITY OF FORT LAUDERDALE FAMIS SYSTEM

FAML6300 Transaction Detail Inquiry 01/08/2018 3:35 PM

Document	Post Period	Post Date	----- Posted By -----	Unit
DR16339489	01 12 2016 SEPT 2016	09/19/2016	CASH RECEIPTS	

Trans Code: 708 CASH RECEIPT CREDIT TO A REVENUE ACCOUNT

Document Ref: Notepad: N

Trans Desc.: CR091616- MISC REVENUE COLL

Amount: 3,326.39 Due Date: Single Check:

Vendor Number:

Index Code : DSD040101 COMMUNITY INSPECTIONS

Subobject : M103 CODE ENFORCEMENT BOARD FINES

User Code :

Grant / Gr Dtl :

Proj / Pjdtl :

Start Date: End Date:

G/L / Subsid:

Bank No/ Subsid:

Treas Num:

Currency Code: Conv Date: Frgn Curr Amt:

G014 - RECORD FOUND

CITY OF FORT LAUDERDALE FAMIS SYSTEM

FAML6300 Transaction Detail Inquiry 01/08/2018 3:31 PM

Document	Post Period	Post Date	----- Posted By -----	Unit
DR17273029	01 10 2017 JULY 2017	07/06/2017	CASH RECEIPTS	

Trans Code: 708 CASH RECEIPT CREDIT TO A REVENUE ACCOUNT

Document Ref: Notepad: N

Trans Desc.: CR070517- CE15061844

Amount: 4,052.00 Due Date: Single Check:

Vendor Number:

Index Code : DSD090101 NUISANCE ABATEMENT

Subobject : N970 BOARD UP REIMB - BUILDING DEPT

User Code :

Grant / Gr Dtl :

Proj / Pjdtl :

Start Date: End Date:

G/L / Subsid:

Bank No/ Subsid:

Treas Num:

Currency Code: Conv Date: Frgn Curr Amt:

G014 - RECORD FOUND

CITY OF FORT LAUDERDALE FAMIS SYSTEM

FAML6300 Transaction Detail Inquiry 01/08/2018 2:38 PM

Document	Post Period	Post Date	----- Posted By -----	Unit
DR17209917	01 08 2017 MAY 2017	05/04/2017	CASH RECEIPTS	

Trans Code:	708	CASH RECEIPT CREDIT TO A REVENUE ACCOUNT		
Document Ref:				Notepad: N
Trans Desc.:	CR050317- CE15061388			
Amount:	390.12	Due Date:		Single Check:
Vendor Number:				
Index Code :	DSD090101	NUISANCE ABATEMENT		
Subobject :	J022	LOT CLEARING ADMIN CHARGES		
User Code :				
Grant / Gr Dtl :				
Proj / Pjdtl :				
Start Date:		End Date:		
G/L / Subsid:				
Bank No/ Subsid:				
Treas Num:				
Currency Code:	Conv Date:		Frqn Curr Amt:	
G014 - RECORD FOUND				

CITY OF FORT LAUDERDALE FAMIS SYSTEM

FAML6300 Transaction Detail Inquiry 01/08/2018 2:39 PM

Document	Post Period	Post Date	----- Posted By -----	Unit
DR17209914	01 08 2017 MAY 2017	05/04/2017	CASH RECEIPTS	

Trans Code: 708 CASH RECEIPT CREDIT TO A REVENUE ACCOUNT

Document Ref:

Notepad: N

Trans Desc.: CR050317- CE14011276

Amount: 200.00 Due Date: Single Check:

Vendor Number:

Index Code : DSD090101

NUISANCE ABATEMENT

Subobject : J022

LOT CLEARING ADMIN CHARGES

User Code :

Grant / Gr Dtl :

Proj / Pjdtl :

Start Date: End Date:

G/L / Subsid:

Bank No/ Subsid:

Treas Num:

Currency Code: Conv Date: Frgn Curr Amt:

G014 - RECORD FOUND

CITY OF FORT LAUDERDALE FAMIS SYSTEM

FAML6300 Transaction Detail Inquiry 01/08/2018 2:42 PM

Document	Post Period	Post Date	----- Posted By -----	Unit
DR17210028	01 08 2017 MAY 2017	05/04/2017	CASH RECEIPTS	

Trans Code: 708 CASH RECEIPT CREDIT TO A REVENUE ACCOUNT

Document Ref: Notepad: N

Trans Desc.: CR050317- CE14011276

Amount: 156.74 Due Date: Single Check:

Vendor Number:

Index Code : PKR080301 PUBLIC PLACES CLEARING

Subobject : J180 LOT CLEANING CHARGES

User Code :

Grant / Gr Dtl :

Proj / Pjdtl :

Start Date: End Date:

G/L / Subsid:

Bank No/ Subsid:

Treas Num:

Currency Code: Conv Date: Frgn Curr Amt:

G014 - RECORD FOUND

CITY OF FORT LAUDERDALE FAMIS SYSTEM

FAML6300 Transaction Detail Inquiry 01/08/2018 2:40 PM

Document	Post Period	Post Date	----- Posted By -----	Unit
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Trans Code: 708 CASH RECEIPT CREDIT TO A REVENUE ACCOUNT

Document Ref: Notepad: N

Trans Desc.: CR050317- CE14091909

Amount: 200.00 Due Date: Single Check:

Vendor Number:

Index Code : DSD090101 NUISANCE ABATEMENT

Subobject : J022 LOT CLEARING ADMIN CHARGES

User Code :

Grant / Gr Dtl :

Proj / Pjdtl :

Start Date: End Date:

G/L / Subsid:

Bank No/ Subsid:

Treas Num:

Currency Code: Conv Date: Frgn Curr Amt:

G014 - RECORD FOUND

CITY OF FORT LAUDERDALE FAMIS SYSTEM

FAML6300 Transaction Detail Inquiry 01/08/2018 2:42 PM

Document	Post Period	Post Date	----- Posted By -----	Unit
DR17210029	01 08 2017 MAY 2017	05/04/2017	CASH RECEIPTS	

Trans Code: 708 CASH RECEIPT CREDIT TO A REVENUE ACCOUNT

Document Ref:

Notepad: N

Trans Desc.: CR050317- CE14091909

Amount: 121.33 Due Date: Single Check:

Vendor Number:

Index Code : PKR080301

PUBLIC PLACES CLEARING

Subobject : J180

LOT CLEANING CHARGES

User Code :

Grant / Gr Dtl :

Proj / Pjdtl :

Start Date: End Date:

G/L / Subsid:

Bank No/ Subsid:

Treas Num:

Currency Code: Conv Date: Frgn Curr Amt:

G014 - RECORD FOUND

CITY OF FORT LAUDERDALE FAMIS SYSTEM

FAML6300 Transaction Detail Inquiry 01/08/2018 4:09 PM

Document	Post Period	Post Date	----- Posted By -----	Unit
DR17209919	01 08 2017 MAY 2017	05/04/2017	CASH RECEIPTS	

Trans Code: 708 CASH RECEIPT CREDIT TO A REVENUE ACCOUNT

Document Ref: Notepad: N

Trans Desc.: CR050317- CE16070040

Amount: 474.12 Due Date: Single Check:

Vendor Number:

Index Code : DSD090101 NUISANCE ABATEMENT

Subobject : J022 LOT CLEARING ADMIN CHARGES

User Code :

Grant / Gr Dtl :

Proj / Pjdtl :

Start Date: End Date:

G/L / Subsid:

Bank No/ Subsid:

Treas Num:

Currency Code: Conv Date: Frgn Curr Amt:

G014 - RECORD FOUND



CITY OF
FORT LAUDERDALE

November 1, 2017

Finance and Administrative Services Department
Records, Taxes & Treasury Division
Delinquent Real Estate Tax Section - Tax Deed Section
Broward County, Florida
115 South Andrews Avenue, Room A-100
Fort Lauderdale, FL 33301

Re: Tax Deed #37485
Property address: 1870 N.W. 24th Terrace, Fort Lauderdale
CAO File No. 17-1614

Dear Sir or Madam:

I have enclosed a statement of claim regarding the City of Fort Lauderdale's interest in the above tax deed surplus. The total amount due is \$149,883.79. Please make the check payable to the order of the City of Fort Lauderdale and send to my attention at:

City of Fort Lauderdale
100 North Andrews Avenue, 7th Floor
Fort Lauderdale, FL 33301

Should you have any questions please do not hesitate to contact our office. Thank you.

Sincerely,

Glynis R. Burney, Paralegal to
Rhonda Montoya Hasan
Assistant City Attorney

grb/17-222

To: Revenue Collection Division
Delinquent Real Estate Tax Section
Broward County, Florida

STATEMENT OF CLAIM

The undersigned hereby presents for filing against the property herein referenced this statement of claim and alleges:

1. The basis for this claim is CITY OF FORT LAUDERDALE's Code Enforcement activity and municipal utility services for property located at 1870 N.W. 24th Terrace, Fort Lauderdale, and legally described as:

LAUDERDALE MANOR HOMESITES 34-21 B LOT 2 BLK 3

2. Board-Up Claim of Lien Case No. CE01041180 that was recorded in Official Records Book 32134, Page 406, of the Public Records of Broward County on September 20, 2001:

(A) The amount of the encumbrance as of tax deed sale is \$840.77

3. Lot Clearing Case No. CE00101370 that was recorded in Official Records Book 34020, Page 782, of the Public Records of Broward County on October 29, 2002:

(A) The amount of the encumbrance as of tax deed sale is \$263.01

4. Lot Clearing Case No. CE02091356 that was recorded in Official Records Book 35474, Page 161, of the Public Records of Broward County on June 26, 2003:

(A) The amount of the encumbrance as of tax deed sale is \$343.24

5. Lot Clearing Case No. CE01041179 that was recorded in Official Records Book 34020, Page 783, of the Public Records of Broward County on October 29, 2002:

(A) The amount of the encumbrance as of tax deed sale is \$288.71

6. Lot Clearing Case No. CE03041492 that was recorded in Official Records Book 36582, Page 1970, of the Public Records of Broward County on December 12, 2003:

(A) The amount of the encumbrance as of tax deed sale is \$265.00

7. Board-Up Claim of Lien Case No. CE03060357 that was recorded in Official Records Book 37095, Page 423, of the Public Records of Broward County on March 19, 2004:

(A) The amount of the encumbrance as of tax deed sale is \$267.00

8. Lot Clearing Case No. CE03070550 that was recorded in Official Records Book 37651, Page 1088, of the Public Records of Broward County on June 15, 2004:

(A) The amount of the encumbrance as of tax deed sale is \$283.01

9. Lot Clearing Case No. CE04020712 that was recorded in Official Records Book 42696, Page 27, of the Public Records of Broward County on September 5, 2006:

(A) The amount of the encumbrance as of tax deed sale is \$348.42

10. Lot Clearing Case No. CE04101710 that was recorded in Official Records Book 42696, Page 68, of the Public Records of Broward County on September 5, 2006:

(A) The amount of the encumbrance as of tax deed sale is \$373.84

11. Lot Clearing Case No. CE05050286 that was recorded in Official Records Book 42696, Page 69, of the Public Records of Broward County on September 5, 2006:

(A) The amount of the encumbrance as of tax deed sale is \$720.68

12. Lot Clearing Case No. CE06080458 that was recorded in Official Records Book 43877, Page 1823, of the Public Records of Broward County on April 11, 2007:

(A) The amount of the encumbrance as of tax deed sale is \$312.80

13. Lot Clearing Case No. CE06011232 that was recorded in Official Records Book 43877, Page 1824, of the Public Records of Broward County on April 11, 2007:

(A) The amount of the encumbrance as of tax deed sale is \$362.12

14. Lot Clearing Case No. CE07080814 that was recorded in Official Records Book 45087, Page 1289, of the Public Records of Broward County on February 12, 2008:

(A) The amount of the encumbrance as of tax deed sale is \$553.03

15. Unsafe Structures Board Condemnation/Demolition Claim of Lien Case No. CE07080816 that was recorded in Official Records Book 45210, Page 1963, of the Public Records of Broward County on March 12, 2008:

(A) The amount of the encumbrance as of tax deed sale is \$7,708.33

16. Lot Clearing Case No. CE15102341 that was recorded at Instrument #113616938, of the Public Records of Broward County on April 7, 2016:

(A) The amount of the encumbrance as of tax deed sale is \$356.00

17. Lot Clearing Case No. CE15081315 that was recorded at Instrument #113616938, of the Public Records of Broward County on April 7, 2016:

(A) The amount of the encumbrance as of tax deed sale is \$380.00

18. Lot Clearing Case No. CE15041838 that was recorded at Instrument #113299322, of the Public Records of Broward County on October 21, 2015:

(A) The amount of the encumbrance as of tax deed sale is \$552.30

19. Lot Clearing Case No. CE15040918 that was recorded at Instrument #113147319, of the Public Records of Broward County on August 3, 2015:

(A) The amount of the encumbrance as of tax deed sale is \$276.65

20. Lot Clearing Case No. CE14062259 that was recorded at Instrument #112799050, of the Public Records of Broward County on February 9, 2015:

(A) The amount of the encumbrance as of tax deed sale is \$359.28

21. Lot Clearing Case No. CE11102087 that was recorded in Official Records Book 50410, Page 912, of the Public Records of Broward County on December 17, 2013:

(A) The amount of the encumbrance as of tax deed sale is \$525.09

22. Lot Clearing Case No. CE10111899 that was recorded in Official Records Book 48086, Page 1162, of the Public Records of Broward County on August 3, 2011:

(A) The amount of the encumbrance as of tax deed sale is \$458.23

23. Lot Clearing Case No. CE09081352 that was recorded in Official Records Book 46946, Page 1944, of the Public Records of Broward County on March 17, 2010:

(A) The amount of the encumbrance as of tax deed sale is \$462.53

24. Lot Clearing Case No. CE16010867 that was recorded at Instrument #113676533, of the Public Records of Broward County on May 5, 2016:

(A) The amount of the encumbrance as of tax deed sale is \$356.00

25. Lot Clearing Case No. CE14110921 that was recorded at Instrument #113125575, of the Public Records of Broward County on July 22, 2015:

(A) The amount of the encumbrance as of tax deed sale is \$274.54

26. Lot Clearing Case No. CE14090755 that was recorded at Instrument #112940253, of the Public Records of Broward County on April 21, 2015:

(A) The amount of the encumbrance as of tax deed sale is \$288.04

27. Lot Clearing Case No. CE08041938 bill on June 16, 2008:

(A) The amount of the encumbrance as of tax deed sale is \$380.48

28. Board Up Case No. CE00071080 bill on September 28, 2000:

(A) The amount of the encumbrance as of tax deed sale is \$438.67

29. Lot Clearing Case No. CE00072064 bill on September 12, 2008:

(A) The amount of the encumbrance as of tax deed sale is \$239.53

30. Lot Clearing Case No. CE08082101 bill on November 13, 2008:

(A) The amount of the encumbrance as of tax deed sale is \$345.49

31. Special Magistrate Order Imposing a Fine Case No. CE02081456 that was recorded in Official Records Book 42990, Page 1868, of the Public Records of Broward County on October 24, 2006:

(A) The amount of the encumbrance as of tax deed sale is \$129,575.00

32. Special Master Order Imposing a Fine Case No. CE97030508 that was recorded in Official Records Book 42696, Page 54, of the Public Records of Broward County on September 5, 2006:

(A) The amount of the encumbrance as of tax deed sale is \$1,500.00

33. Lot Clearing Case No. CE01010055 bill on May 22, 2001:

(A) The amount of the encumbrance as of tax deed sale is \$186.00

Please make the check payable to City of Fort Lauderdale and mail to Attention: Glynis Burney, City Attorney Office, 100 North Andrews Avenue, 7th Floor, Fort Lauderdale, FL 33301.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

CITY OF FORT LAUDERDALE

By: Glynis R. Burney
Glynis R. Burney, Paralegal

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 1st November day of ~~October~~, 2017, by Glynis Burney, Paralegal, City of Fort Lauderdale, a municipal corporation of Florida. She is personally known to me or produced _____ as identification.

(SEAL)

Jolene K Chism
Notary Public, State of Florida

 **JOLENE K CHISM**
Commission # GG 121571
Expires July 22, 2021
Name of Notary Typed, Printed or Stamped

My Commission Expires:

MISCELLANEOUS RECEIPT

Received From: **BOARD OF COUNTY COMMISSIO** This Date: **12/18/2017**

Check One: ☐ Cash ☒ Check/MO # **1596131**

Line	Description	Index/OL Code	SubObject	Cash	Amount
01	Payer Name For: CE00101370 1870 NW 24 TER	OSD090101	2022		\$ 180.00
02	Payer Name For: CE00101370 1870 NW 24 TER	PKR080301	2180		\$ 83.01
03	Payer Name For: CE00071080 1870 NW 24 TER	DSD090101	2022		\$ 180.00
04	Payer Name For: CE00071080 1870 NW 24 TER	PKR080301	2180		\$ 59.53
05	Payer Name For: CE01010055 1870 NW 24 TER	DSD090101	2022		\$ 180.00
06	Payer Name For: CE01010055 1870 NW 24 TER	PKR080301	2180		\$ 6.00
07	Payer Name For: CE01041179 1870 NW 24 TER	DSD090101	2022		\$ 180.00
08	Payer Name For: CE01041179 1870 NW 24 TER	PKR080301	2180		\$ 108.71
09	Payer Name For: CE02091356 1870 NW 24 TER	OSD090101	2022		\$ 180.00
10	Payer Name For: CE02091356 1870 NW 24 TER	PKR080301	2180		\$ 163.24
11	Payer Name For: CE03041492 1870 NW 24 TER	OSD090101	2022		\$ 180.00
12	Payer Name For: CE03041492 1870 NW 24 TER	PKR080301	2180		\$ 85.00
13	Payer Name For: CE03070550 1870 NW 24 TER	DSD090101	2022		\$ 180.00
14	Payer Name For: CE03070550 1870 NW 24 TER	PKR080301	2180		\$ 103.01
15	Payer Name For: CE04020712 1870 NW 24 TER	DSD090101	2022		\$ 188.00
16	Payer Name For: CE04020712 1870 NW 24 TER	PKR080301	2180		\$ 160.42
17	Payer Name For: CE04101710 1870 NW 24 TER	DSD090101	2022		\$ 198.00
18	Payer Name For: CE04101710 1870 NW 24 TER	PKR080301	2180		\$ 175.84
19	Payer Name For: CE05050286 1870 NW 24 TER	OSD090101	2022		\$ 188.00
20	Payer Name For: CE05050286 1870 NW 24 TER	PKR080301	2180		\$ 532.68
21	Payer Name For: CE08011232 1870 NW 24 TER	OSD090101	2022		\$ 188.00
22	Payer Name For: CE08011232 1870 NW 24 TER	PKR080301	2180		\$ 174.12
23	Payer Name For: CE09080458 1870 NW 24 TER	DSD090101	2022		\$ 188.00
24	Payer Name For: CE09080458 1870 NW 24 TER	PKR080301	2180		\$ 124.80
25	Payer Name For: CE07080814 1870 NW 24 TER	DSD090101	2022		\$ 188.00
26	Payer Name For: CE07080814 1870 NW 24 TER	PKR080301	2180		\$ 365.03
27	Payer Name For: CE08041938 1870 NW 24 TER	DSD090101	2022		\$ 168.00
28	Payer Name For: CE08041938 1870 NW 24 TER	PKR080301	2180		\$ 212.48
29	Payer Name For: CE08082101 1870 NW 24 TER	OSD090101	2022		\$ 168.00
30	Payer Name For: CE08082101 1870 NW 24 TER	PKR080301	2180		\$ 177.49
31	Payer Name For: CE09081352 1870 NW 24 TER	OSD090101	2022		\$ 200.00
32	Payer Name For: CE09081352 1870 NW 24 TER	PKR080301	2180		\$ 262.53
33	Payer Name For: CE10111899 1870 NW 24 TER	DSD090101	2022		\$ 200.00
34	Payer Name For: CE10111899 1870 NW 24 TER	PKR080301	2180		\$ 258.23
35	Payer Name For: CE11102087 1870 NW 24 TER	DSD090101	2022		\$ 200.00
36	Payer Name For: CE11102087 1870 NW 24 TER	PKR080301	2180		\$ 325.09
37	Payer Name For: CE14062259 1870 NW 24 TER	DSD090101	2022		\$ 200.00
38	Payer Name For: CE14062259 1870 NW 24 TER	PKR080301	2180		\$ 159.28
39	Payer Name For: CE14090755 1870 NW 24 TER	OSD090101	2022		\$ 200.00
40	Payer Name For: CE14090755 1870 NW 24 TER	PKR080301	2180		\$ 88.04
41	Payer Name For: CE14110921 1870 NW 24 TER	OSD090101	2022		\$ 200.00
42	Payer Name For: CE14110921 1870 NW 24 TER	PKR080301	2180		\$ 74.54
43	Payer Name For: CE15040918 1870 NW 24 TER	DSD090101	2022		\$ 200.00
44	Payer Name For: CE15040918 1870 NW 24 TER	PKR080301	2180		\$ 76.65
45	Payer Name For: CE15041838 1870 NW 24 TER	DSD090101	2022		\$ 552.30
46	Payer Name For: CE15081315 1870 NW 24 TER	DSD090101	2022		\$ 380.00
47	Payer Name For: CE15102341 1870 NW 24 TER	DSD090101	2022		\$ 356.00
48	Payer Name For: CE16010867 1870 NW 24 TER	OSD090101	2022		\$ 356.00
49	Payer Name For: CE01041180 1870 NW 24 TER	DSD090101	N970		\$ 840.77
50	Payer Name For: CE03060357 1870 NW 24 TER	DSD040101	N970		\$ 267.00
51	Payer Name For: CE00071080 1870 NW 24 TER	DSD090101	N970		\$ 438.67
52	Payer Name For: CE07080816 1870 NW 24 TER	DSD040101	N969		\$ 7,708.33
53	Payer Name For: CE97030508 1870 NW 24 TER	DSD040101	M103		\$ 1,500.00
54	Payer Name For: CE02081456 1870 NW 24 TER	DSD040101	M103		\$ 5,037.98

City of Fort Lauderdale, Florida
100 North Andrews Ave. Fort Lauderdale, Florida 33301-1010
Received By: _____
Form 10-1000 Rev 5/12

Sup Total \$25,346.77
Total Receipts \$25,346.77

Department/Division
Phone Extension