

RETURN TO:
CITY CLERK
CITY OF HALLANDALE BEACH

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Gibsons Addition 25-7 B Block A E 50 of W 100
Folio #1221-27-0030

Street Address 715 Foster Road, Hallandale Beach, Florida
Owner(s) of Record North Florida Financial Group LLC, P.O. Box 817058, Hollywood, FL 33081

The said lien(s) are claimed for the following:

<u>Services Rendered</u>	<u>Amount Claimed</u>
Hearing advertisement	\$ 130.92
Board up services	\$ 300.00
Asbestos Survey	\$ 450.00
Demolition	\$ 8,464.00
Sodding	\$ 1,600.00
Pollution control fence	\$ 300.00
Staff Time	\$ 1,600.00
Recording Fee	\$ 10.00
Administrative Charge	50.00
	<u>\$12,904.92</u>

Plus interest at the legal rate.

Dated this 7 day of March, 2014.

CITY OF HALLANDALE BEACH

By: _____

CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by Sheena James, City Clerk of the City of Hallandale Beach, this 7 day of March, 2014.



CHRISTOPHER J. TALMADGE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE038719
Expires 10/31/2014

Christopher J. Talmadge
Notary Public
State of Florida At Large
My Commission Expires:

9

RETURN TO:

CITY OF HALLANDALE BEACH
ATTN: DENT MCGOUGH, CITY CLERK
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: GIBSONS ADDITION 25-7 B BLK A E 50 OF W 100

Folio Number: 1221-27-0030
Account #: 6084-834802
Street Address: **715 FOSTER ROAD**
Owner(s) of Record: ELI B. INVESTMENT CORP., C/O ELIYAHU BOHADNAH, 3325 GRIFFIN RD., STE 172, FT. LAUDERDALE, FL 33312

The said lien(s) are claimed for the following:

Services Rendered	Date(s) of Rendition	Amount Claimed
Water/Sewer/Garbage	06/05/06 - 09/06/06	\$539.01
Recording Fee		10.00
Administrative Charge		50.00
		\$ 599.01

Plus interest at the legal rate.

Dated this 17th day of July, 20 07.

CITY OF HALLANDALE BEACH

By: E. Dent McGough

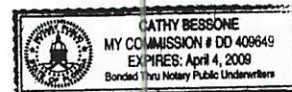
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by Dent McGough, City Clerk of the City of Hallandale Beach, acknowledged the foregoing instrument before me this 17th day of July, 20 07.

Cathy Bessone
Notary Public

State of Florida At Large
My Commission Expires:



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RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: GIBSONS ADDITION 25-7 B BLK A E 50 OF W 100

Folio Number: 1221-27-0030
Account Number: 46900-834802

Street address: 715 FOSTER ROAD, HALLANDALE BEACH
Owner (s) of Record: NORTH FLORIDA FINANCIAL GROUP LLC
P O BOX 7058, HOLLYWOOD, FL 33081

The said liens (s) are claimed for the following:

SERVICES RENDERED	DATES OF RENDITION	AMOUNT CLAIMED
WATER/SEWER/GARBAGE	10/16/08 - 03/27/09	\$1,836.33
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
		\$1,896.33

Plus interest at the legal rate.

Dated this 29 day of September 2009

CITY OF HALLANDALE BEACH

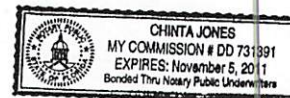
By:

Shari L. Canada
ACTING CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, SHARI L. CANADA,
City Clerk of the City of Hallandale Beach, This 29 day of September, 2009

Chinta Jones
Notary Public
State of Florida At Large
My Commission Expires:



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RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: GIBBONS ADDITION 25-7 B BLK A E 50 OF W 100

Folio Number: 1221-27-0030
Account Number: [REDACTED]

Street Address: 715 FOSTER RD, HALLANDALE BEACH
Owner (s) of Record: NORTH FLORIDA FINANCIAL GROUP LLC
P O BOX 7058, HOLLYWOOD, FL 33081

The said lien (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
STORMWATER FEE-COMMERCIAL	05/29/07 - 06/29/09	\$74.80
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
		\$134.80

Plus interest at the legal rate.
Dated this 29 day of March 2010

CITY OF HALLANDALE BEACH

By: [Signature]
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, James Buschman
City Clerk of the City of Hallandale Beach, This 29 day of March, 2010

[Signature]
Notary Public
State of Florida At Large
My Commission Expires:



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RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: GIBSONS ADDITION 25-7 B BLK A E 50 OF W 100

Folio Number: 1221-27-0030
Account Number: 46900-834802

Street address: 715 FOSTER RD
Owner (s) of Record: NORTH FLORIDA FINANCIAL GROUP, LLC
PO BOX 817058, HOLLYWOOD, FL 33081

The said liens (s) are claimed for the following:

SERVICES RENDERED	DATES OF RENDITION	AMOUNT CLAIMED
WATER/SEWER/GARBAGE	10/16/08 - 08/20/13	\$19,877.92
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
		\$19,937.92

Plus interest at the legal rate.

Dated this 8 day of April, 2014

CITY OF HALLANDALE BEACH

By: 
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, SHEENA D. JAMES,
City Clerk of the City of Hallandale Beach, This 8 day of April, 2014


Notary Public
State of Florida At Large
My Commission Expires:



CHRISTOPHER J. TALMADGE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE038719
Expires 10/31/2014

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RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: GIBSONS ADDITION 25-7 B BLK A E 50 OF W 100

Folio Number: 1221-27-0030
Account Number: 46900-188800

Street address: 715 FOSTER RD
Owner (s) of Record: NORTH FLORIDA FINANCIAL GROUP, LLC
PO BOX 817058, HOLLYWOOD, FL 33081

The said liens (s) are claimed for the following:

SERVICES RENDERED	DATES OF RENDITION	AMOUNT CLAIMED
WATER/SEWER/GARBAGE	10/16/08 - 08/20/13	\$568.63
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
		\$628.63

Plus interest at the legal rate.
Dated this 8 day of April 2014

CITY OF HALLANDALE BEACH

By: [Signature]
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, SHEENA D. JAMES,
City Clerk of the City of Hallandale Beach, This 8 day of April, 2014

Christopher J. Talmadge
Notary Public
State of Florida At Large
My Commission Expires:



CHRISTOPHER J. TALMADGE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE038719
Expires 10/31/2014

①

9

RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: GIBSONS ADDITION 25-7 B BLK A E 50 OF W 100

Folio Number: 1221-27-0030

Street address: 715 FOSTER ROAD, HALLANDALE BEACH FL 33009

Owner (s) of Record: NORTH FLORIDA FINANCIAL GROUP LLC
PO BOX 817058 HOLLYWOOD FL 33081

The said liens (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & TRASH	11/5/2013	\$197.22
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
		\$257.22

Plus interest at the legal rate.
Dated this 24 day of June 2014

CITY OF HALLANDALE BEACH

By: _____

CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by SHEENA D. JAMES,
City Clerk of the City of Hallandale Beach, This 24 day of June, 2014

Christopher J. Talmadge
Notary Public

State of Florida At Large
My Commission Expires:



CHRISTOPHER J. TALMADGE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE038719
Expires 10/31/2014



City of Hallandale Beach Interest In Real Property

Internal Municipality Use Only,
Not Valid for Commercial Title Search

This document serves as constructive notice of the
City of Hallandale Beach's interest in the real property identified below.

Property Address	715 FOSTER RD
FOLIO	1221270030
Alternate FOLIO	514221270030

Search performed by lparks@hallandalebeachfl.gov of City of Hallandale Beach on Thu Nov 21 08:09:09 PST 2019

Tracking Number: 1694572

Access PIN: 36965

(LIEN 1 of 10)

Type	Arrears - Water-Sewer Charges
Book	44664
Page	277
Date Recorded	10/01/2007
Amount	\$599.01
Lien Start	06/05/2006
Daily Fine	\$0.00

(LIEN 2 of 10)

Type	Arrears - Water-Sewer Charges
Book	46686
Page	1742
Date Recorded	11/24/2009
Amount	\$1,896.33
Lien Start	NA
Daily Fine	\$0.00



**CITY OF HALLANDALE BEACH, FLORIDA
400 SOUTH FEDERAL HIGHWAY
SPECIAL MAGISTRATE HEARING**

**CITY OF HALLANDALE BEACH,
FLORIDA,**

CASE NO. 11-195

Petitioner,

vs.

**NORTH FLORIDA FINANCIAL
GROUP LLC
PO BOX 817058
HOLLYWOOD, FL 33081**

Respondent.

CFN # 110106807
OR BK 47990 Pages 813 - 814
RECORDED 08/21/11 02:28:01 PM
BROWARD COUNTY COMMISSION
DEPUTY CLERK 3405
#10, 2 Pages

FINAL ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 5, 2011 as to an administrative hearing certifying code enforcement fine and lien. This cause first came on to be heard before the Special Magistrate by an administrative hearing on March 3, 2011 after due notice to Respondent, where the Special Magistrate heard testimony under oath, considered evidence, made findings of fact and conclusions of law, and thereupon issued a Final Order which was reduced to writing and furnished to Respondent. A copy of that Final Order is attached hereto as Exhibit "A". The Final Order found that the Respondent's property contained the following violations:

**FAILURE TO REMOVE GRAFFITI AROUND EXTERIOR WALLS OF PROPERTY.
FAILURE TO MAINTAIN SAID PREMISES FREE OF ANY GRAFFITI, SIGNAGE,
OR OTHER USE OF PAINTED WORDS FOR WHICH THERE IS NOT PERMIT.
CITY CODE SECTION 19-28.**

The subject violations occurred at the Respondent's property located at 715 Foster Road, Hallandale Beach, Florida. The subject real property is more particularly described as follows: GIBSONS ADDITION 25-7 B BLK A E 50 OF W 100. Folio number is 1221-27-0030.

The Final Order required the Respondent to take corrective action to remedy the violations by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on May 5, 2011 that all required corrective action has not been taken by Respondent by the compliance date set out in the Final Order in this case, and

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that in fact Respondent's property remains in violation of the CITY'S code. Petitioner stated that as of the date of the hearing, the fine issued in this case reached an accumulated amount of \$5,200.00. The record indicates that the Respondent has been provided with proper notice of the hearing.

ACCORDINGLY, IT IS HEREBY ORDERED as follows:

1. A fine in the amount of \$5,200.00 is hereby imposed and shall continue to accrue at the rate of \$200.00 per diem commencing on the date of this order, and it shall run until such time as the Respondent shall bring the subject property into compliance.
2. The fine set forth above shall pursuant to Chapter 162, *Florida Statutes*, constitute a lien against the real property of Respondent located in Broward County, and Petitioner may record a true copy of this order in the public records of Broward County.

9 day of May, 2011. **DONE AND ORDERED** at Hallandale Beach, Florida, Broward County, this

CITY OF HALLANDALE BEACH, FLORIDA

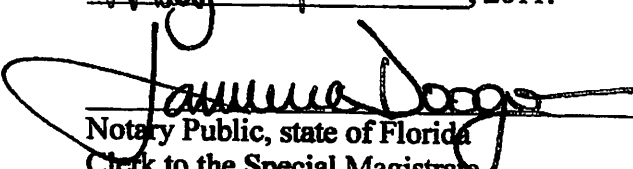

Special Magistrate

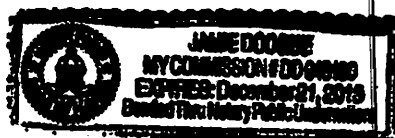

Code Compliance Official

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Kimberly Bruce Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:
May 9, 2011.


Notary Public, state of Florida
Clerk to the Special Magistrate



**CITY OF HALLANDALE BEACH, FL
400 SOUTH FEDERAL HIGHWAY
SPECIAL MAGISTRATE HEARING**

**CITY OF HALLANDALE BEACH, FL
Petitioner**

DOCKET NO. 06 - 3312

**NORTH FLORIDA FINANCIAL GROUP LLC
P. O. BOX 7058
HOLLYWOOD, FL 33081
Respondent**

ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN

THIS CAUSE FIRST CAME, by administrative hearing, before the undersigned Special Magistrate on March 6, 2008, after due notice to the Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, determined findings of Fact and Conclusions of Law and thereupon issued a Final Order which was reduced to writing and furnished to the Respondent. (Exhibit "A"). The Final Order found the Respondents property to contain the following violations: DOORS AND WINDOWS IN DISREPAIR, CLEAN EXTERIOR OF STRUCTURE, REPAIR, ROOF, FASCIA, VENT SCREENS AND SECURITY LIGHTS, ACCUMULATION OF JUNK AND DISCONTINUE UNLAWFUL OUTSIDE STORAGE, PARKING DEFICIENCIES, REPAIR HARD SURFACE PARKING AREA, PROVIDE REQUIRED PARKING SPACES, STRIPE PARKING AREA, INSTALL AND PAINT WHEEL STOPS, DEBRIS, LANDSCAPE PARKING AREA, INSTALL REQUIRED SHADE TREES, PLANT REQUIRE HEDGE, SUBMIT SITE PLAN, OBTAIN PERMIT / CITY CODE SEC.14- 6 (1), SEC. 14-11 (1) (A+B+C), SEC. 14-S, SEC. 13-36 (A+B), SEC. 32-159 (B+C), SEC. SEC. 32-382, SEC. 32-383, SEC. 32-452, SEC. 32-453. The subject violations occurred at the Respondents property located at 710 Foster Road and more particularly described as follows:

Folio No. 5142 21 27 0030

GIBSONS ADDITION 25-7 B BLK A E 50 OF W 100

The Final Order required the Respondent to take corrective action to remedy the violations by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on December 4, 2008, that all required corrective action had not been taken by the compliance date set out in the Final Order in this case and that in fact the RESPONDENT'S property remained in a state of violation. Further the City stated that as of the date of the hearing, the fine issued in this case had reached an accumulated amount of NINE THOUSAND ONE HUNDRED DOLLARS (\$9,100.00). The record indicated that the RESPONDENT had been provided proper notice of the hearing.

(4)

ACCORDINGLY, IT IS HEREBY ORDERED THAT:

1. A fine in the amount of NINE THOUSAND ONE HUNDRED DOLLARS (\$9,100.00) is hereby imposed and shall continue to accrue at the rate of ONE HUNDRED DOLLARS (\$100.00) per diem commencing on the date of this order and shall run until such time as the RESPONDENT shall bring the subject property into compliance with the Final Order issued in this case or a Final Judgement is entered by a court of competent jurisdiction.

2. The fine set out above shall, pursuant to Chapter 162 Florida Statutes, constitute a lien against the real property of the Respondent located within Broward County and the PETITIONER City may record a true copy of this order in the Public Records of Broward County.

Done and Ordered this 9TH Day of December, 2008.

CITY OF HALLANDALE BEACH, FLORIDA

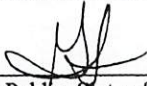

Special Magistrate


Code Compliance Official

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and Kimberly Bruce, Special Magistrate and Code Compliance Official respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

December 18, 2008


Notary Public, State of Florida
Clerk to the Special Magistrate



**CITY OF HALLANDALE BEACH, FL
400 SOUTH FEDERAL HIGHWAY
SPECIAL MAGISTRATE HEARING**

**CITY OF HALLANDALE BEACH, FL
Petitioner**

vs.

**IN RE:
DOCKET NO. 06-3312**

**ELI B. INVESTMENT CORP
3325 GRIFFIN ROAD, SUITE 172
FORT LAUDERDALE, FL 33312
Respondent**

FINAL ORDER

HEARING DATE: MARCH 6, 2008

**VIOLATION: DOORS AND WINDOWS IN DISREPAIR, CLEAN EXTERIOR OF
STRUCTURE, REPAIR, ROOF, FASCIA, VENT SCREENS AND SECURITY
LIGHTS, ACCUMULATION OF JUNK AND DISCONTINUE UNLAWFUL
OUTSIDE STORAGE, PARKING DEFICIENCIES, REPAIR HARD SURFACE
PARKING AREA, PROVIDE REQUIRED PARKING SPACES, STRIPE
PARKING AREA, INSTALL AND PAINT WHEEL STOPS, DEBRIS,
LANDSCAPE PARKING AREA, INSTALL REQUIRED SHADE TREES,
PLANT REQUIRE HEDGE, SUBMIT SITE PLAN, OBTAIN PERMIT / CITY
CODE SEC.14- 6 (1), SEC. 14-11 (1) (A+B+C), SEC. 14-S, SEC. 13-36
(A+B), SEC. 32-159 (B+C), SEC. SEC. 32-382, SEC. 32-383, SEC. 32-452,
SEC. 32-453**

An administrative hearing was held before the undersigned Special Magistrate on the date referenced above. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT:

The record indicates that the RESPONDENT owns real property within the City of Hallandale Beach, Florida located at 710 Foster Road and more particularly described as follows:

Folio No. 5142 21 27 0030

GIBSONS ADDITION 25-7 B BLK A E 50 OF W 100

At the hearing held on this matter, the PETITIONER City presented testimony by the City Code Compliance Officer regarding the Officer's personal knowledge of the existence of the violation and entered into the record photographs of the subject property and evidence of having provided the RESPONDENT notice of these proceedings. The RESPONDENT was not present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving, by substantial competent evidence, that the violations, as alleged in the Notice of Violation do in fact exist on the subject property.

ORDER:

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT GUILTY OF VIOLATING CITY CODE SEC.14- 6 (1), SEC. 14-11 (1) (A+B+C), SEC. 14-S, SEC. 13-36 (A+B), SEC. 32-159 (B+C), SEC. SEC. 32-382, SEC. 32-383, SEC. 32-452, SEC. 32-453 AND THE RESPONDENT IS GIVEN UNTIL SEPTEMBER 3, 2008, TO REMEDY THE VIOLATIONS OR FACE A PER DIEM FINE OF ONE HUNDRED DOLLARS (\$100.00) FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE.

IF THE SUBJECT PROPERTY IS NOT BROUGHT INTO COMPLIANCE BY THE DATE SET OUT ABOVE IN THIS ORDER, THIS MATTER SHALL BE REFERRED BACK TO THE SPECIAL MAGISTRATE FOR AN ORDER IMPOSING FINE.

Done and Ordered this 10TH Day of March, 2008.

CITY OF HALLANDALE BEACH, FLORIDA

Richard L. Doody
Special Magistrate

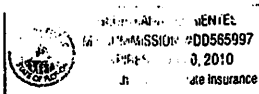
Cornelia Yoder
Code Compliance Official

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and Cornelia Yoder Special Magistrate and Code Compliance Official respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

march 14, 2008

[Signature]
Notary Public, State of Florida
Clerk to the Special Magistrate



11-0195

2011-0195

Address 715 FOSTER RD

Additional Info

Refresh Search Action New Delete Save Cancel Geo Rules 0

Legal Description

Additional Owner Info

Fine Amount \$200.00

Current Fee Total \$173,200.00

Start Date 4/7/2011

☐ Stop Counting Days

End Date 8/20/2013

Select Applicable Trade

Total Number of Days 866

06-3312

2006-3312		Address 715 FOSTER RD	
Additional Info		Refresh Search Action Print Delete Save Cancel Gas Rules	
Legal Description			
Additional Owner Info			
Fine Amount \$100.00		Current Fee Total \$191,100.00	
Start Date 5/4/2006		Stop Counting Days	
End Date 8/20/2013		Select Applicable Trade	
Total Number of Days 1911			