



**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222  
Phone: (412) 391-5555 Fax: (412) 391-7608  
E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 10/30/2017

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 10/29/2017

**CERTIFICATE #** 2007-46308

**ACCOUNT #** 494135120460

**ALTERNATE KEY #** 377809

**TAX DEED APPLICATION #** 25821

**COUNTY, STATE:** BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

**LEGAL DESCRIPTION:**

Lot 669, THIRD ADDITION TO SUNRISE GOLF VILLAGE SECTION FOUR, according to the plat thereof, as recorded in PLAT BOOK 58, PAGE 20 of the Public Record of Broward County, Florida.

**PROPERTY ADDRESS:** 5860 NW 14 PLACE, SUNRISE FL 33313-6228

**OWNER OF RECORD ON CURRENT TAX ROLL:**

MARIAN KLUKIEWICZ

5860 NW 14 PL

SUNRISE, FL 33313-6228

**APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

MARIAN KLUKIEWICZ

OR: 47891, Page: 258

5860 NW 14TH PLACE

SUNRISE, FL 33313 (Per Deed and Property Appraiser)

**MORTGAGE HOLDER OF RECORD:**

None found.

**LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

BROWARD COUNTY PROPERTY APPRAISER

OR: 45248, Page: 1060

(Per Notice of Tax Lien. No address found on document.)

WIPER CORP KISLAK NTL BANK

17962 FOXBOROUGH LANE

BOCA RATON, FL 33496-1321 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 19135-12-04600

**CURRENT ASSESSED VALUE:** \$67,580

**HOMESTEAD EXEMPTION:** Yes

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Death Certificate

OR: 47582, Page: 1857

Order Determining Homestead  
(Unable to locate a prior deed in the public records.)

OR: 47732, Page: 1080

**This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.**

**Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.**

*Christina Young*

Title Examiner



**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	<b>5860 NW 14 PLACE, SUNRISE FL 33313-6228</b>	<b>ID #</b>	4941 35 12 0460
<b>Property Owner</b>	KLUKIEWICZ, MARIAN	<b>Millage</b>	2112
<b>Mailing Address</b>	5860 NW 14 PL SUNRISE FL 33313-6228	<b>Use</b>	01

<b>Abbreviated Legal Description</b>	SUNRISE GOLF VILLAGE SEC 4 THIRD ADD 58-20 B LOT 669
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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)**.

<b>Property Assessment Values</b>					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$33,910	\$106,470	\$140,380	\$68,990	
2017	\$33,910	\$106,470	\$140,380	\$68,990	
2016	\$33,910	\$68,820	\$102,730	\$67,580	\$548.51

<b>2018 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$140,380	\$140,380	\$140,380	\$140,380
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b> 11	\$68,990	\$68,990	\$68,990	\$68,990
<b>Homestead</b> 100%	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$18,990	0	\$18,990	\$18,990
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	\$25,000	0	\$25,000	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	0	\$43,990	0	\$25,000

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
3/25/2011	QCD-T	\$100	47891 / 258
1/31/2011	ODH-T		47732 / 1080
1/1/1966	WD	\$11,500	

<b>Land Calculations</b>		
Price	Factor	Type
\$4.75	7,138	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1093
<b>Units/Beds/Baths</b>		1/2/1
<b>Eff./Act. Year Built: 1966/1965</b>		

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
21								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #25821

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 2018, 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:

WIPER CORP KISLAK NTL BANK  
17962 FOXBOROUGH LANE  
BOCA RATON, FL 33496-1321

CITY OF SUNRISE  
ATTN CITY ATTY'S OFFICE  
10770 W OAKLAND PARK BLVD  
SUNRISE, FL 33351

MARIAN KLUKIEWICZ  
5860 NW 14TH PLACE  
SUNRISE, FL 33313

JOHN J KLUKIEWICZ  
11 SOUTH MINE ROAD  
QUAKERTOWN, PA 18951

IRENE RITBERGERIS  
1335 DEAN AVE  
EUTIS, FL 32726

ANTHONY C YOUNG  
4100 TAFT ST  
HOLLYWOOD, FL 33021

ROGER F BORRELLO ESQ  
300 NW 70 AVE STE 301  
PLANTATION, FL 33317

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT,  
PERMITTING LICENSING & PROTECTION  
DIVISION  
GCW-1 NORTH UNIVERSITY DR  
PLANTATION, FL 33324

BROWARD COUNTY CODE & ZONING  
ENFORCEMENT SECTION PLANNING &  
REDEVELOPEMENT DIV. ENVIRONMENTAL  
PROTECTION & GROWTH MGMT DEPT  
GCW - 1 NORTH UNIVERSITY DR  
MAILBOX 302  
PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION &  
ENGINEERING DIVISION;  
RIGHT OF WAY SECTION  
ONE N. UNIVERSITY DR., STE 300 B  
PLANTATION, FL 33324

BROWARD COUNTY WATER & WASTEWATER  
2555 W. COPANS RD  
POMPANO BEACH, FL 33069

PUBLIC WORKS DEPT REAL PROPERTY  
GOVERNMENTAL CENTER, RM 326,  
115 S. ANDREWS AVE  
FT. LAUDERDALE, FL 33301

BROWARD COUNTY SHERIFF'S DEPT.  
ATTN: CIVIL DIVISION  
FT. LAUDERDALE, FL 33315

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 2018 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By \_\_\_\_\_  
Deputy **Julie Aikman**

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 25821

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: 494135-12-0460  
Certificate Number: 46308  
Date of Issuance: 09/10/2008  
Certificate Holder: WIPER CORP KISLAK NTL BANK  
Description of Property: SUNRISE GOLF VILLAGE SEC 4  
THIRD ADD 58-20 B  
LOT 669

Name in which assessed: KLUKIEWICZ, MARIAN  
Legal Titleholders: KLUKIEWICZ, MARIAN  
5860 NW 14 PL  
SUNRISE, FL 33313-6228

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of March, 2018. 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 15th day of February, 2018.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By:  \_\_\_\_\_

Dana F. Buker  
Deputy

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

Publish: DAILY BUSINESS REVIEW  
Issues: 02/15/2018, 02/22/2018, 03/01/2018 & 03/08/2018  
Minimum Bid: 52238.96

**BROWARD DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Ft. Lauderdale, Broward County, Florida

**STATE OF FLORIDA COUNTY  
OF BROWARD:**

Before the undersigned authority personally appeared  
GUERLINE WILLIAMS, who on oath says that he or she is the  
LEGAL CLERK, of the Broward Daily Business Review f/k/a  
Broward Review, a daily (except Saturday, Sunday and  
Legal Holidays) newspaper, published at Fort Lauderdale, in  
Broward County, Florida; that the attached copy of  
advertisement, being a Legal Advertisement of Notice in the  
matter of

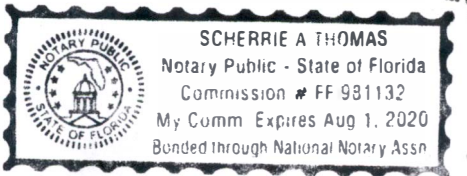
25821  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 46308

in the XXXX Court,  
was published in said newspaper in the issues of  
  
02/15/2018 02/22/2018 03/01/2018 03/08/2018

Affiant further says that the said Broward Daily Business  
Review is a newspaper published at Fort Lauderdale, in said  
Broward County, Florida and that the said newspaper has  
heretofore been continuously published in said Broward  
County, Florida each day (except Saturday, Sunday and  
Legal Holidays) and has been entered as second class mail  
matter at the post office in Fort Lauderdale in said Broward  
County, Florida, for a period of one year next preceding the  
first publication of the attached copy of advertisement; and  
affiant further says that he or she has neither paid nor  
promised any person, firm or corporation any discount,  
rebate, commission or refund for the purpose of securing this  
advertisement for publication in the said newspaper

*[Handwritten signature]*  
Sworn to and subscribed before me this  
8 day of MARCH, A.D. 2018  
*[Handwritten signature]*

(SEAL)  
GUERLINE WILLIAMS personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION  
FOR TAX DEED NUMBER 25821**

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: 494135-12-0460  
Certificate Number: 46308  
Date of Issuance: 09/10/2008  
Certificate Holder:  
WIPER CORP KISLAK NTL BANK  
Description of Property:  
SUNRISE GOLF VILLAGE SEC 4  
THIRD ADD 58-20 B  
LOT 669  
Name in which assessed:  
KLUKIEWICZ, MARIAN  
Legal Titleholders:  
KLUKIEWICZ, MARIAN  
5860 NW 14 PL  
SUNRISE, FL 33313-6228

All of said property being in the County of Broward, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of March, 2018. 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](http://broward.deedauction.net)  
\*Pre-registration is required to bid.  
Dated this 15th day of February, 2018.  
Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION  
(Seal)  
By: Dana F. Buker  
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.  
Minimum Bid: 52238.96  
401-314  
2/15-223/1-8 18-01/0000289178B



**RETURN OF SERVICE**

Assignment: 7626 **SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY** Service Sheet # 18-007211

**BROWARD COUNTY, FL vs. KLUKIEWICZ, MARIAN** TD 25821

**TAX SALE NOTICE** VS. **COUNTY/BROWARD** DEFENDANT **3/21/2018** CASE

**TYPE OF WRIT** **KLUKIEWICZ, MARIAN** COURT **5860 NW 14 PLACE** HEARING DATE

**SUNRISE, FL 33313**

Received this process on 2/15/2018 14532

14279  
 BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
 115 S. ANDREWS AVENUE, ROOM A-100  
 FT LAUDERDALE, FL 33301

Served

Not Served – see comments

2/15/2018 at 0925

Date Time

9884 Attorney  
 KLUKIEWICZ, MARIAN

On \_\_\_\_\_, 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 a copy of the complaint, petition, or initial pleading, by the following method:

**INDIVIDUAL SERVICE**

**SUBSTITUTE SERVICE:**

- At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: \_\_\_\_\_, in accordance with F.S. 48.031(1)(a)
- To \_\_\_\_\_, the defendant's spouse, at \_\_\_\_\_ in accordance with F.S. 48.031(2)(a)
- To \_\_\_\_\_, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

**CORPORATE SERVICE:**

- To \_\_\_\_\_, holding the following position of said corporation \_\_\_\_\_ in the absence of any superior officer in accordance with F.S. 48.081
- To \_\_\_\_\_, an employee of defendant corporation in accordance with F.S. 48.081(3)
- To \_\_\_\_\_, as resident agent of said corporation in accordance with F.S. 48.091

**PARTNERSHIP SERVICE:** To \_\_\_\_\_, partner, or to \_\_\_\_\_, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

**POSTED RESIDENTIAL:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

**POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

**OTHER RETURNS:** See comments

COMMENTS: 2/15/2018 AT 0925 Posted AT FRONT door

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at [www.sheriff.org](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

SCOTT J. ISRAEL, SHERIFF  
 BROWARD COUNTY, FLORIDA

BY: Joe Pennington 14532 D.S.  
Pennington

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494135-12-0460 (TD #25821)

RECEIVED SHERIFF

2018 FEB 13 AM 9:01

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 28, 2018 .....\$16,537.26

Or

\* Amount due if paid by March 20, 2018 .....\$16,647.09

\*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 21, 2018 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

KLUKIEWICZ, MARIAN  
5860 NW 14TH PLACE  
SUNRISE, FL 33313

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

6

Case Number: H-07-03-1771

PA-453  
R.06/96

**Notice of Tax Lien For Homestead Exemption and/or Limitation Exclusion**

Broward County

Pursuant to the provisions of Sections 196.031, Florida Statutes, homestead exemption has been allowed on the property described below and the taxpayer named below received exemption(s) for a homestead in the aggregate amount of \$10,356.17 for 5 years. In accordance with §196.011(9)(a), §196.161(1)(a) and §193.155 Florida Statutes, notice is hereby given that the recipient(s) named below was not legally entitled to receive said exemption(s) or limitation(s) because said person (s) Owner is Deceased. The statutes provide for recovery of unpaid taxes by means of a lien, including a 50% penalty and 15% interest for any year or years within the prior 10 years from the person(s) who was not entitled, but granted a homestead tax exemption. This document shall constitute a lien on the real property specifically addressed and legally owned by said taxpayer in the State of Florida.

Date: 02/25/2008

373134

FOR OFFICIAL USE ONLY

PARCEL ID# 9135-12-0460

NAME KLUKIEWICZ,SOPHIE *S.T.*  
ADDRESS 5860 NW 14TH PL  
SUNRISE FL 33313-6228  
PROPERTY DESCRIPTION SUNRISE GOLF VILLAGE SEC 4 THIRD  
ADD 58-20 B LOT 669

Tax Year/ Date tax due	Millage Code	Value Exempted	Assessment limitation value	Total value (3 + 4)	Tax due from wrongful assessment limitation & value exempted 6	Penalty	Interest	TOTAL (6 + 7 + 8)
1	2	3	4	5	6	7	8	
2002	2132	25,500	19,310	44,810	\$1,167.07	0	0	\$1,167.07
2003	2132	25,500	28,750	54,250	\$1,381.75	0	0	\$1,381.75
2004	2132	25,500	47,330	72,830	\$1,832.07	0	0	\$1,832.07
2005	2132	25,500	65,740	91,240	\$2,225.21	0	0	\$2,225.21
2006	2132	25,500	137,410	162,910	\$3,750.07	0	0	\$3,750.07

Total Back Assessment \$10,356.17

\*NOTICE TO COLLECTOR: The 50% penalty applies to the year(s) the taxes were exempted and is calculated individually for each homestead exemption violation post January 1, 1990. The interest shall be based on the taxes exempted from the date the taxes become due for each assessment until satisfaction of this lien. The Tax Collector shall also collect any fees and costs which the Property Appraiser or the Tax Collector has incurred in filing this lien, or collecting same.

Fees and cost paid by the Property Appraiser: \_\_\_\_\_ Fees and costs paid by the Tax Collector: \_\_\_\_\_

"Under penalties of perjury, I declare that I have read the forgoing notice of tax lien and that the facts stated in it are true. If prepared by someone other than the Property Appraiser, his declaration is based on all information of which he has any knowledge."


*Ronald J. Acciature* *Dir*  
Signature and Title

APR 03 2008  
Date

Payment shall include all unpaid taxes, penalties, interest, fees, cost or the lien shall not be satisfied

1

**DOCUMENT COVER PAGE**

**Document Title** : **DEATH CERTIFICATE**  
**Executed by** : **FLORIDA OFFICE OF VITAL STATISTICS**  
**Decedent** : **MICHAEL KLUKIEWICZ**  
**Date of Death** :   
**Property** : **Lot 669, THIRD ADDITION TO SUNRISE GOLF VILLAGE SECTION FOUR, according to the plat thereof recorded in Plat Book 58, Page 20 of the Public Records of Broward County, Florida.**

**Return Recorded Document to:**

**ROGER F. BORRELLO, ESQ.**  
**300 N.W. 70th Avenue**  
**Suite 301**  
**Plantation, Florida 33317**

IN THE CIRCUIT COURT FOR BROWARD COUNTY, FLORIDA  
PROBATE DIVISION

IN RE: ESTATE OF

File No. 01-003607

SOPHIE KLUKIEWICZ,

#61

Deceased.

**FILED**  
FEB 01 2010  
Circuit Court-Probate  
BROWARD COUNTY

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

On the Petition of MARIAN KLUKIEWICZ, IRENE RITBERGERIS, JOHN J. KLUKIEWICZ, and ANTHONY C. YOUNG, for an Order Determining Homestead Status of Real Property, the Court finding that all interested persons have been served proper notice of hearing, or have waived notice thereof; that the material allegations of the Petition are true; that the decedent was domiciled in Broward County, Florida, and at the time of death the decedent owned and resided on the real property described in the Petition, it is

ADJUDGED that the following-described property, to wit:

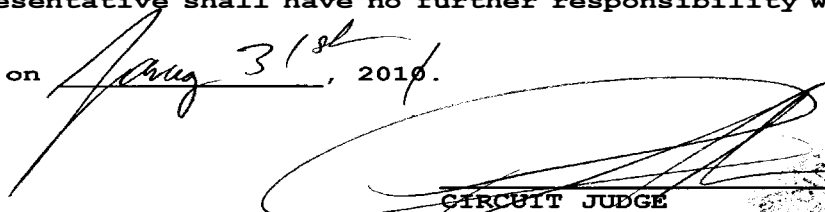
Lot 669, THIRD ADDITION TO SUNRISE GOLF VILLAGE SECTION FOUR, according to the Plat thereof, as recorded in Plat Book 58, Page 20, of the Public Record of Broward County, Florida, a/k/a 5860 NW 14<sup>th</sup> Place, Sunrise, FL 33313. Tax ID #4941-35-12-0460.

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that in accordance with Item 4 of the decedent's Will, the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to the lineal descendants of the decedent, to-wit: MARIAN KLUKIEWICZ, IRENE RITBERGERIS, JOHN J. KLUKIEWICZ, and ANTHONY C. YOUNG.


ADJUDGED FURTHER that the personal representative is authorized to surrender all of the Property which may be in the possession or control of the personal representative to the persons named above, and that the personal representative shall have no further responsibility with respect to it.

ORDERED on Aug 31<sup>st</sup>, 2010.



CIRCUIT JUDGE

Copy furnished:  
ROGER F. BORRELLO, ESQ.  
Attorney for Petitioner



*rl*

Parcel Identification No: 4941-35-12-0460

This Instrument Prepared By  
and Return to:

Progressive Title Insurance Agency, Inc  
1876 N UNIVERSITY DR. STE 307C  
PLANTATION, FL 33322

# QUITCLAIM DEED

**This Quitclaim Deed**, made this 25<sup>th</sup> day of MARCH, 2011, between MARIAN KLUKIEWICZ, whose address is 5860 NW 14 PL, SUNRISE FL 33313 JOHN J. KLUKIEWICZ whose address is 11 SOUTH MINE ROAD, QUAKERTOWN, PA 18951, IRENE RITBERGERIS whose address is 1535 DEAN AVE, EUTIS FL 32726, ANTHONY C. YOUNG whose address is 4100 TAFT ST, HOLLYWOOD, FL 33021, Grantor, and MARIAN KLUKIEWICZ, whose address is 5860 NW 14TH PLACE, SUNRISE, FL 33313, Grantee.

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

WITNESSETH, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of BROWARD, State of Florida, to-wit:

**Lot 669, THIRD ADDITION TO SUNRISE GOLF VILLAGE SECTION FOUR, according to the plat thereof, as recorded in PLAT BOOK 58, PAGE 20 of the Public Record of Broward County, Florida a/k/a, 5860 NW 14<sup>TH</sup> PLACE, SUNRISE FL 33313**

**TAX ID: 4941-35-12-0460**

**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 Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness #1 Signature

Ann Marie Greenland  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Gillian Solomon  
Witness #2 Printed Name

[Signature]  
MARIAN KLUKIEWICZ

## STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25 day of March, 2011, by MARIAN KLUKIEWICZ, who is personally known to me or who has produced FL DC as identification.

**SEAL** NOTARY PUBLIC-STATE OF FLORIDA  
Ann Marie Greenland  
Commission # DD667619  
Expires: JUNE 15, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

My Commission Expires:

[Signature]  
Notary Signature

Ann Marie Greenland  
Printed Notary Signature

NOTARY PUBLIC-STATE OF FLORIDA  
Ann Marie Greenland  
Commission # DD667619  
Expires: JUNE 15, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

Joseph L. Klukiewicz  
Witness #1 Signature

JOSEPH L. Klukiewicz  
Witness #1 Printed Name

Kelly T Horan  
Witness #2 Signature

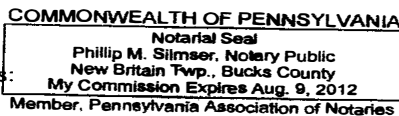
Kelly T Horan  
Witness #2 Printed Name

John J. Klukiewicz  
JOHN J. KLUKIEWICZ

STATE OF PENNSYLVANIA  
COUNTY OF BUCKS

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of APRIL, 2011, by JOHN J. KLUKIEWICZ, who is personally known to me or who has produced DRIVER'S LICENSE as identification.

SEAL



My Commission Expires:

Phillip M. Silmser  
Notary Signature

PHILLIP M SILMSEIZ  
Printed Notary Signature

L. Regina Thompson  
Witness #1 Signature

L. REGINA THOMPSON  
Witness #1 Printed Name

Alicia Baker  
Witness #2 Signature

Alicia Baker  
Witness #2 Printed Name

Irene Ritbergeris  
IRENE RITBERGERIS

STATE OF FLORIDA  
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 11 day of April, 2011, by IRENE RITBERGERIS, who is personally known to me or who has produced Florida Drivers License as identification.

SEAL



L. REGINA THOMPSON  
MY COMMISSION # EE 012040  
EXPIRES: September 18, 2014  
Bonded Through Budget Notary Services

My Commission Expires: Sept. 18, 2014

L. Regina Thompson  
Notary Signature  
Printed Notary Signature

Ronald J. Camaroc  
Witness #1 Signature

RONALD J CAMAROC  
Witness #1 Printed Name

Paul Baker  
Witness #2 Signature

Anthony C. Young  
ANTHONY C. YOUNG

GAIL A TRUSS  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 30 day of MARCH, 2011, by ANTHONY C. YOUNG who is personally known to me or who has produced FLORIDA DRIVER LICENSE as identification.

**SEAL**

My Commission Expires:  
7/15/11

NOTARY PUBLIC-STATE OF FLORIDA  
Ronald J. Capardo  
Commission # DD679446  
Expires: JULY 15, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.



[Signature]  
Notary Signature  
Ronald J Capardo  
Printed Notary Signature



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

**DATE: February 1st, 2018**  
**PROPERTY ID # 494135-12-0460 (TD # 25821)**

# WARNING

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

KLUKIEWICZ, MARIAN  
5860 NW 14 PL  
SUNRISE, FL 33313-6228

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5860 NW 14 PL SUNRISE FL 33313-6228, IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT 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 28, 2018 .....\$16,537.26
- Or
- \* Amount due if paid by March 20, 2018 .....\$16,647.09

\*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 21, 2018 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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE  
VISIT [www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 494135-12-0460 (TD # 25821)**

# WARNING

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

WIPER CORP KISLAK NTL BANK  
17962 FOXBOROUGH LANE  
BOCA RATON, FL 33496-1321

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**DATE: February 1st, 2018**  
**PROPERTY ID # 494135-12-0460 (TD # 25821)**

# WARNING

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CITY OF SUNRISE  
ATTN CITY ATTY'S OFFICE  
10770 W OAKLAND PARK BLVD  
SUNRISE, FL 33351

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 494135-12-0460 (TD # 25821)**

# WARNING

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MARIAN KLUKIEWICZ  
5860 NW 14TH PLACE  
SUNRISE, FL 33313

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 494135-12-0460 (TD # 25821)**

# WARNING

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JOHN J KLUKIEWICZ  
11 SOUTH MINE ROAD  
QUAKERTOWN, PA 18951

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

**DATE: February 1st, 2018**  
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IRENE RITBERGERIS  
1335 DEAN AVE  
EUTIS, FL 32726

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 494135-12-0460 (TD # 25821)**

# WARNING

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ANTHONY C YOUNG  
4100 TAFT ST  
HOLLYWOOD, FL 33021

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 494135-12-0460 (TD # 25821)**

# WARNING

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

ROGER F BORRELLO ESQ  
300 NW 70 AVE STE 301  
PLANTATION, FL 33317

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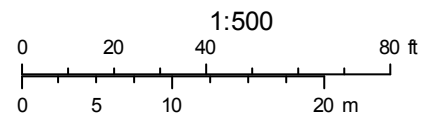
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March 15, 2018



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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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**TD 25821 MARCH 2018 WARNING**  
WIPER CORP KISLAK NTL BANK  
17962 FOXBOROUGH LANE  
BOCA RATON, FL 33496-1321

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Street
City, State, ZIP+4™

**TD 25821 MARCH 2018 WARNING**  
CITY OF SUNRISE  
ATTN CITY ATTY'S OFFICE  
10770 W OAKLAND PARK BLVD  
SUNRISE, FL 33351

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**TD 25821 MARCH 2018 WARNING**  
MARIAN KLUKIEWICZ  
5860 NW 14TH PLACE  
SUNRISE, FL 33313

7017 1450 0000 5210 5965

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- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Street a

City, Sta

**TD 25821 MARCH 2018 WARNING**

**JOHN J KLUKIEWICZ**

**11 SOUTH MINE ROAD**

**QUAKERTOWN, PA 18951**

7017 1450 0000 5210 5972

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Certified Mail Fee

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

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Total Postage

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Street and

City, State

**TD 25821 MARCH 2018 WARNING**

IRENE RITBERGERIS

1335 DEAN AVE

EUTIS, FL 32726

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7017 1450 0000 5210 5996

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Extra Services & Fees (check box, add fee as appropriate)

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**TD 25821 MARCH 2018 WARNING**  
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4100 TAFT ST  
HOLLYWOOD, FL 33021

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**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

7017 1450 0000 5210 6009

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage

\$

**TD 25821 MARCH 2018 WARNING**

Total Postage

ROGER F BORRELLO ESQ

\$

Sent To

300 NW 70 AVE STE 301

Street or

PLANTATION, FL 33317

City, State



**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

**TD 38898 MARCH 2018 WARNING**  
**GMAC MORTGAGE, LLC**  
**1100 VIRGINIA DRIVE**  
**FT WASHINGTON, PA 19034**



9590 9402 2806 7069 5888 98

2. Article Number (Transfer from service label)

7016 1370 0001 0387 4426

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Neel*

Agent

Addressee

B. Received by (Printed Name)

*Neel*

C. Date of Delivery

2/20/18

D. Is delivery address different from item 1?  Yes

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

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

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.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 Chris Jovic

1. Article Number

**TD 38898 MARCH 2018 WARNING**  
 FARRIS, KEVIN  
 124 NE 3RD ST.  
 POMPANO BEACH, FL 33060

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



9590 9402 2806 7069 5888 81

2. Article Number (Transfer from service label)

7016 1370 0001 0387 4433

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"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> 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.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) *Chun Jurvic*

C. Date of Delivery

1. Article

**TD 38898 MARCH 2018 WARNING**  
**MOFFETT PLACE CONDO ASSN INC**  
**124 NE 3 ST**  
**POMPANO BEACH, FL 33060**

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



9590 9402 2806 7069 5889 04

2. Article

7016 1370 0001 0387 4419

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
  - Return Receipt for Merchandise
  - 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 38898 MARCH 2018 WARNING  
 FARRIS PROPERTY MANAGEMENT, REGISTERED  
 AGENT OBO MOFFETT PLACE CONDOMINIUM  
 ASSOCIATION, INC.  
 124 NE 3RD ST  
 POMPANO BEACH, FL 33060**



9590 9402 2806 7069 5889 28

2. Article Description (from service label)

7016 1370 0001 0387 4396

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Chris J. V. C.

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
- Return Receipt for Merchandise
- 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 38898 MARCH 2018 WARNING**  
**CITY OF POMPANO BEACH**  
**100 W. ATLANTIC BLVD., SUITE 467**  
**POMPANO BEACH, FL 33060**



9590 9402 2806 7069 5888 67

2. Article Number (Transfer from service label)

7016 1370 0001 0387 4457

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*Boon Thompson*

C. Date of Delivery

*2/2/18*

- 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
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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- 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.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Boris Thongpue*

- Agent
- Addressee

B. Received by (Printed Name)

*Boris Thongpue*

G. Date of Delivery

1. Article

**TD 38898 MARCH 2018 WARNING**  
**CITY OF POMPANO BEACH**  
**100 WEST ATLANTIC BLVD**  
**POMPANO BEACH, FL 33060**

delivery address different from item 1?  Yes  
 YES, enter delivery address below:  No



9590 9402 2806 7069 5888 74

2. Article Number (Transfer from service label)

7016 1370 0001 0387 4440

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
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

(over \$500)