

Performance Property Management Services, Inc.
13501 SW 128 St Suite 114C Miami, FL 33185
Telephone: 866-523-5003 Fax: 866-523-5004

Order Date: 1-23-2017	Folio Number: 4841 22 AN 0580
Internal Tax Deed Number: 37579	Parent Tract No:
Records Through: 1-26-2017	

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Condominium Unit No. 8294, in Building "F", of Coral Springs Estate Townhomes IV, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 39318, at Page 1206, of the Public Records of Broward County, Florida.

TO: Records, Taxes & Treasury Division, Delinquent Tax Department, Broward County

Applicant : GARBER TAX MANAGEMENT LLC - 1

Application has been made for Tax Deed on the above referenced property. Pursuant to chapter 197.502 and 197.522 of the Florida Statutes, below are the names and addresses of the persons you are required to notify prior to the sale of the property:

APPARENT TITLE HOLDER & ADDRESS AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

O.R. BOOK 46745 PAGE 654	HEXTALL,JACQUELINE
WARRANTY DEED	8294 NW 24 STREET
	CORAL SPRINGS, FLORIDA 33065

MORTGAGEE AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

NONE

LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

O.R. BOOK 48827 PAGE 1457	CITY OF CORAL SPRINGS, FLORIDA
ORDER IMPOSING FINE/	9551 WEST SAMPLE ROAD
CERTIFICATION OF LIEN	CORAL SPRINGS, FLORIDA 33065

LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

INSTRUMENT #114150013	CORAL SPRINGS ESTATES TOWNHOMES IV
CLAIM OF LIEN	CONDOMINIUM ASSOCIATION, INC
FOR ASSESSMENTS	7932 WILES ROAD
	CORAL SPRINGS, FLORIDA 33067

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

HEXTALL,JACQUELINE
1365 E 55 ST
BROOKLYN NY 11234

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT; \$73,950.00

NOTE: 2016 TAXES ARE DUE IN THE AMOUNT OF \$1852.83

NOTE: Tax Deed Year 2015 Tax Deed Application #37579 - Face Amount \$1755.56 - Applicant : GARBER TAX MANAGEMENT LLC - 1

UNPAID OR OMITTED YEARS TAXES (Only Include the Years with Certificates)

<u>TYPE</u>	<u>TAX</u>	<u>CERTIFICATE</u>	<u>FACE AMOUNT</u>	<u>CERTIFICATE HOLDER</u>
I	2014	930	\$1,922.68	ABERON FUND 1, LLC
I	2013	965	\$1,565.04	GARBER TAX MANAGEMENT

LLC - 1

This Report is not a Legal Opinion of Title and should not be construed as dealing with the Quality of Title used as a Certified Abstract of Title, Title Insurance Commitment or Title Insurance Policy. Under Florida Statutes Chapter 197. Furthermore no Liability is assumed by PPMS, Inc for any liens and or judgments not filed in the Official Records of Broward County, Florida. PPMS, Inc. should only be liable for the amount of loss suffered by the Broward County Revenue Collection Division, as a result of legal matters filed against them, where such loss is determined to be from PPMS, Inc's errors and omissions in performing its contractual responsibilities to the Broward County Revenue Collection Division, or for any refilling of fees that are required to bring subject property to sale.

BY: *A. Black*
Authorized Signature



Site Address	8294 NW 24 STREET, CORAL SPRINGS FL 33065	ID #	4841 22 AN 0580
Property Owner	HEXTALL, JACQUELINE	Millage	2812
Mailing Address	1365 E 55 ST BROOKLYN NY 11234	Use	04

Abbreviated Legal Description	CORAL SPRINGS ESTATE TH IV CONDO UNIT 8294 BLDG F
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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)**.

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$9,690	\$87,250	\$96,940	\$73,950	
2016	\$8,620	\$77,570	\$86,190	\$67,230	\$1,890.64
2015	\$7,490	\$67,390	\$74,880	\$61,120	\$1,755.56

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$96,940	\$96,940	\$96,940	\$96,940
Portability	0	0	0	0
Assessed/SOH	\$73,950	\$96,940	\$73,950	\$73,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$73,950	\$96,940	\$73,950	\$73,950

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/23/2009	WD-D	\$35,000	46745 / 654			
7/15/2009	DRR-T		46745 / 652			
7/15/2009	QCD-T	\$100	46379 / 1169			
5/5/2009	SWD-Q	\$53,000	46245 / 900			
8/12/2008	CET	\$100	45683 / 1713			
				Adj. Bldg. S.F.		1140
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 2006/1992		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28			S					
M			S					
1			.06					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 37579

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 JUNE 2017, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF CORAL SPRINGS 9551 WEST SAMPLE RD CORAL SPRINGS, FL 33065	HEXTALL, JACQUELINE 8294 NW 24 STREET CORAL SPRINGS, FL 33065	HEXTALL, JACQUELINE 1365 E 55 ST BROOKLYN, NY 11234
CORAL SPRINGS ESTATES TOWNHOMES IV CONDOMINIUM ASSOCIATION, INC C/O BENCHMARK PROPERTY MANAGEMENT, INC. 7932 WILES ROAD CORAL SPRINGS, FL 33067	CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM ASSOCIATION, INC. C/O KAYE BENDER REMBAUM 1200 PARK CENTRAL BLVRD SOUTH POMPANO BEACH, FL 33064	CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM ASSOCIATION, INC. C/O LION PROPERTY MANAGEMENT INC P.O. BOX 8463 CORAL SPRINGS, FL 33075
CITY OF CORAL SPRINGS CODE ENFORCEMENT DIVISION 9551 WEST SAMPLE RD CORAL SPRINGS, FL 33065		

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

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

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

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

BROWARD COUNTY PUBLIC WORKS DEPT
REAL PROPERTY SECTION
115 S ANDREWS AVE, ROOM 326
FORT LAUDERDALE FL 33301

BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION
PLANNING & DEVELOPMENT MANAGEMENT DIVISION
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPT
ONE NORTH UNIVERSITY DRIVE, MAILBOX 102
PLANTATION, FL 33324

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

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 JUNE 2017 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 **Tomie Coates**

**Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
RECORDS, TAXES & TREASURY**

NOTICE OF APPLICATION FOR TAX DEED NUMBER 37579

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: 484122-AN-0580
Certificate Number: 965
Date of Issuance: 06/01/2014
Certificate Holder: GARBER TAX MANAGEMENT LLC - 1
Description of Property: CORAL SPRINGS ESTATE TH IV CONDO
UNIT 8294 BLDG F
A condominium, according to the declaration of condominium recorded on O R Book 39318, Page 1206, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: HEXTALL,JACQUELINE
Legal Titleholders: HEXTALL,JACQUELINE
1365 E 55 ST
BROOKLYN, NY 11234

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 19th day of July, 2017. 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 June, 2017.

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: 06/15/2017, 06/22/2017, 06/29/2017 & 07/06/2017
Minimum Bid: 9645.24

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

37579

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER 965

in the XXXX Court,
was published in said newspaper in the issues of

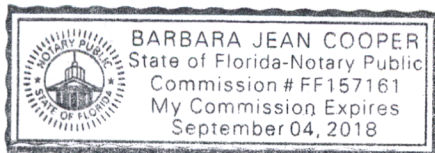
07/06/2017

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.

Sworn to and subscribed before me this
6 day of JULY, A.D. 2017

(SEAL)

GUERLINE WILLIAMS personally known to me



Board of County Commissioners, Broward County, Florida Finance and Administrative Services Department RECORDS, TAXES & TREASURY NOTICE OF APPLICATION FOR TAX DEED NUMBER 37579

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: 484122-AN-0580

Certificate Number: 965

Date of Issuance: 06/01/2014

Certificate Holder:

GARBER TAX MANAGEMENT
LLC - 1

Description of Property:

CORAL SPRINGS ESTATE TH IV
CONDO
UNIT 8294 BLDG F

A condominium, according to the declaration of condominium recorded on O R Book 39318, Page 1206, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed:

HEXTALL, JACQUELINE

Legal Titleholders:

HEXTALL, JACQUELINE
1365 E 55 ST

BROOKLYN, NY 11234

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 19th day of July, 2017. 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.deedaction.net

*Pre-registration is required to bid.

Dated this 15th day of June, 2017.

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: 9645.24

401-314

7/6

17-84/0000238488B

BROWARD COUNTY SHERIFF'S OFFICE

P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment # 14577

****SERVE A.S.A.P.- RETURN TO TAX NOTICE TRAY** Service Sheet #

17-029016

BROWARD COUNTY, FL vs. HEXTALL, JACQUELINE

TD 37579

TAX SALE NOTICE

PLAINTIFF VS. COUNTY/BROWARD

DEFENDANT 7/19/2017 CASE

TYPE OF WRIT
HEXTALL, JACQUELINE

COURT
**8294 NW 24TH ST
CORAL SPRINGS, FL 33065**

HEARING DATE

SERVE

Received this process on 6/27/2017 14732 1730
6/28/2017

Date

14279

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

Served

Not Served - see comments

6/30/2017 at 0600
Date Time

12059

Attorney

HEXTALL, JACQUELINE

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

1st attempt date/time: _____ 2nd attempt date/time: _____

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

1st attempt date/time: _____ 2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS: 6/30/2017 0600 Posted 14932 AT front door

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: Jm Linder dot 14932 D.S.
Perrado

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID #484122-AN-0580 (TD # 37579)

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 REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP 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 amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by June 30, 2017\$ 7,533.72

Or

* Amount due if paid by July 18, 2017\$ 7,624.16

*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 July 19, 2017 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395
FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**HEXTALL, JACQUELINE
8294 NW 24 STREET
CORAL SPRINGS, FL 33065**

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

Prepared By and Return To:
Register Settlement Services, Inc.
10100 W. Sample Road, #325
Coral Springs, FL 33065

File No. HEXJ9163

Property Appraiser's Parcel I.D. (folio) Number(s)
4841 22 AN 0580

WARRANTY DEED

THIS WARRANTY DEED dated December 7, 2009, by Wayne McFarlane, a married man, whose post office address is 8439 NW 16th Street, Coral Springs, FL 33071, hereinafter called the grantor, to Jacqueline Hextall, a single woman, whose post office address is 1365 East 55th Street, Brooklyn, NY 11234, hereinafter called the 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Broward County, Florida, viz:

Condominium Unit No. 8294, in Building "F", of Coral Springs Estate Townhomes IV, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 39318, at Page 1206, of the Public Records of Broward County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 8439 NW 16th Street, Coral Springs, FL 33071.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2009

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WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

M. Moret
(Witness Signature) Mindy R. Moret

Wayne McFarlane
Wayne McFarlane

Jacqueline Domino
(Witness Signature)
Jacqueline Domino

8439 NW 16th Street
(Address)
Coral Springs, FL 33071
(Address)

STATE OF Florida

COUNTY OF Broward

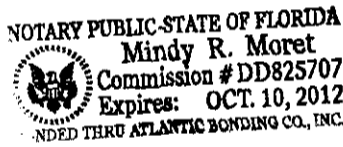
I, Mindy R. Moret, a Notary Public of the County and State first above written, do hereby certify that Wayne McFarlane, a married man personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of November, 2009.

M. Moret
Notary Public

My Commission Expires:

(SEAL)



CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM ASSOCIATION, INC.
c/o Lion Property Management Inc.
P.O. Box 8463
Coral Springs, FL 33075

CERTIFICATE OF APPROVAL OF PURCHASER

THIS IS TO CERTIFY THAT JACQUELINE HEXTALL has been approved by Coral Springs Estate Townhomes IV Condominium Association, Inc. as the purchaser(s) of the following described site property address **8294 N.W. 24th Street** Coral Springs in Broward County, Florida:

Condominium Parcel known as **CORAL SPRINGS ESTATE TOWNHOMES IV CONDO 8294** of Coral Springs Estate Townhomes IV Coral Springs, Property ID **4841 22 AN 0580** a condominium, according to the recorded Declaration of Condominium thereof, recorded in the Official Records Book 39318, at Pages 1206-1367 of the Public Records of Broward County, Florida.

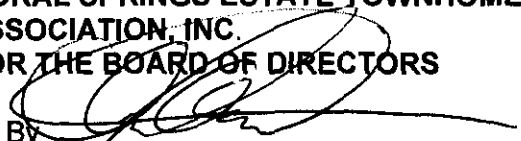
Such approval has been given pursuant to the provisions of the Declaration of Condominium of said Condominium.

Dated this 10th day of November, 2009

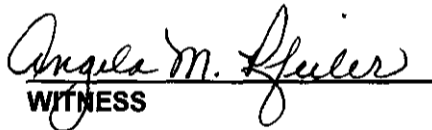
A COPY OF THE CLOSING STATEMENT AND EXECUTED DEED SHALL BE FORWARDED TO CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM ASSOCIATION, INC., c/o LION PROPERTY MANAGEMENT INC., P.O. Box 8463, CORAL SPRINGS, FLORIDA 33075.

CONTINGENT UPON ALL AMOUNTS IN COLLECTION BEING PAID IN FULL BEFORE OR AT THE CLOSING.

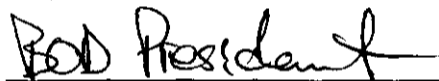
**CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM ASSOCIATION, INC.
FOR THE BOARD OF DIRECTORS**

By 

MEMBER



WITNESS

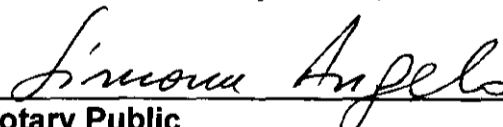


TITLE

**STATE OF FLORIDA
COUNTY OF BROWARD**

BEFORE ME personally appeared **MANUEL ALONSO** known to me to be a member of the Board of Directors of the **CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM ASSOCIATION, INC.** and they acknowledge the execution thereof.

SWORN TO AND SUBSCRIBED before me at Broward County, Florida,
This 10th day of November, 2009.



Notary Public

My Commission Expires:



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Please Return Recorded Document To:
Code Enforcement Division
Development Services Department
City of Coral Springs
9551 West Sample Road
Coral Springs, Florida 33065

**BEFORE THE SPECIAL MAGISTRATE
CITY OF CORAL SPRINGS**

ORDER IMPOSING FINE/CERTIFICATION OF LIEN

CITY OF CORAL SPRINGS

Petitioner

vs.

Case: 11-2481

JACQUELINE HEXTALL

Respondent.

_____ /

The above referenced case was heard on May 11, 2011. The Respondent was found in violation of the City Code and given until August 9, 2012 to comply **the Florida Building Code violation**. An Order Granting an Extension of Time was issued on August 11, 2011 and November 10, 2011 extending the compliance date to May 2, 2012. An Affidavit of Non-Compliance for the violation was issued on May 1, 2012.

The property located at **8294 NORTHWEST 24 STREET**, Coral Springs, Florida and legally described as **CORAL SPRINGS ESTATE TH IV CONDO UNIT 8294 BUILDING F**, Folio #48-41-22-AN-0580 and is still in violations of the City Code.

Therefore, pursuant to Section 162.09, Florida Statutes, the Special Magistrate certifies as follows:

1. The Order of November 10, 2011 required the Respondent to comply the violation by May 2, 2012 and if compliance was not met within the specified time frame, a fine of One Hundred and 00/100 Dollars (\$100.00) **per day**, would commence and continue to accrue for each day thereafter that the violation exists.

2. The Respondent violated the Order of November 10, 2011 and the Respondent continues to violate the Order; therefore, the Special Magistrate imposes and certifies a fine in the amount of One Hundred and 00/100 Dollars (\$100.00) **per day**, plus administrative costs, beginning May 3, 2012 which shall continue to accrue until the Respondent comes into compliance or until a judgment is entered based upon this certification of fine.

case # 11-2481 (hextall)
certification of lien
doc: 109642 (05/09/12)

CERTIFIED
I certify this to be an original record of the
City of Coral Springs.
WITNESSETH my hand and official seal of the
City of Coral Springs, Florida this 7th day
of JUNE, 2012
[Signature] City Clerk

6

3. Interest on the daily fine amount shall continue to accrue until total fine and costs are paid by the Respondent or until a judgment is entered based upon this certification of fine. In determining the fine amount to be imposed, consideration was given to: (1) the gravity of the violations(s), (2) any actions taken by the Respondent to correct the violations; and (3) any previous violations(s) committed by the Respondent.

4. That this Certification, together with the original Final Order, will be recorded in the Public Records of the Office of the Clerk of the Circuit Court in and for Broward County, Florida. Pursuant to Section 162.09, Florida Statutes, these documents, once recorded, shall constitute a lien against the land on which the violations(s) exist, and upon any other real or personal property owned by Respondent(s).

5. If any person desires to appeal, pursuant to section 162.11, Florida Statutes, such person will need a record of the proceedings which includes the testimony and evidence upon which the appeal is based.

Certification of Lien ordered at Coral Springs, this 9th day of May, 2012. Executed May 24th, 2012.

ATTEST:

**Special Magistrate of the
City of Coral Springs, Florida**

BY: 
Eugene M. Steinfeld, Special Magistrate

Copies provided to:

Jacqueline Hextall, 1365 East 55 Street, Brooklyn, New York 11234

**CITY OF CORAL SPRINGS
CODE ENFORCEMENT DIVISION
SPECIAL MAGISTRATE HEARING**

CITY OF CORAL SPRINGS
Petitioner

IN RE
DOCKET NO. **11-2481**

vs.
JACQUELINE HEXTALL
1365 EAST 55 STREET
BROOKLYN, NEW YORK 11234
Respondent

SECOND ORDER GRANTING EXTENSION

Administrative Hearing Date: **10th DAY OF NOVEMBER, 2011**

A hearing was held before the undersigned Special Magistrate. The **Respondent's Representative Rene Prince** requested an additional extension of time, agreed to by the Petitioner City, from the Order Granting an Extension of Time issued on **August 11, 2011**. Structural Inspector **Derek W. Hall** was present on behalf of the Petitioner.

- The Respondent was present / not present .

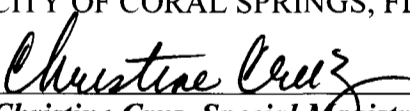
Therefore, based on the foregoing, Respondent is hereby given until **May 2, 2012** to remedy the following violation(s):

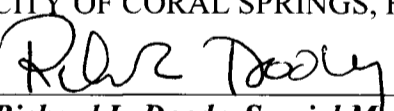
FLORIDA BUILDING CODE (FBC) (PER STRUCTURAL INSPECTOR - LARRY YAGODZINSKI, - INTERIOR ALTERATIONS - DRYWALL REPLACEMENT, CABINETS, AND VANITIES REMOVED - WITHOUT PERMITS AND MANDATORY INSPECTIONS) / MUNICIPAL CODE, SECTION 5-0, FLORIDA BUILDING CODE/BROWARD COUNTY AMENDMENTS SECTIONS 105.1 AND 109.3

Should the above violation not be brought into compliance by date above this is your notice that this matter shall be referred to the Special Magistrate for an order imposing fine / Certification of Lien on **May 9, 2012** on or about 9:00 AM at 9551 West Sample Road, Coral Springs, Florida. At this hearing you have a right to be heard.

In all other respects the Final Order amended, issued in this case shall remain in full force and effect.

Done and Ordered this **10th** day of **November, 2011**. Executed **November 10**, 2011.

CITY OF CORAL SPRINGS, FLORIDA

Christine Cruz, Special Magistrate Clerk

CITY OF CORAL SPRINGS, FLORIDA

Richard L. Doody, Special Magistrate

Copies provided to:
Jacqueline Hextall, 1365 East 55 Street, Brooklyn, New York 11234

**CITY OF CORAL SPRINGS
CODE ENFORCEMENT DIVISION
SPECIAL MAGISTRATE HEARING**

CITY OF CORAL SPRINGS
Petitioner

IN RE
DOCKET NO. **11-2481**

vs.
JACQUELINE HEXTALL
1365 EAST 55 STREET
BROOKLYN, NEW YORK 11234
Respondent

ORDER GRANTING EXTENSION

Administrative Hearing Date: **11th DAY OF AUGUST, 2011**

A hearing was held before the undersigned Special Magistrate. The **Respondent's Representative Carol Prince** requested an extension of time, agreed to by the Petitioner City, from the Final Order issued on **May 11, 2011**. Structural Inspector **Derek W. Hall** was present on behalf of the Petitioner.

- The Respondent was present _____ / not present .

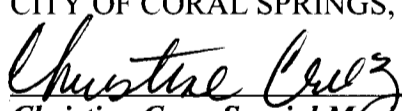
Therefore, based on the foregoing, Respondent is hereby given until **November 3, 2011** to remedy the following violation(s):

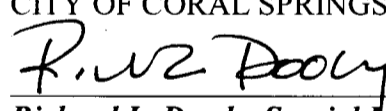
FLORIDA BUILDING CODE (FBC) (PER STRUCTURAL INSPECTOR – LARRY YAGODZINSKI, - INTERIOR ALTERATIONS –DRYWALL REPLACEMENT, CABINETS, AND VANITIES REMOVED – WITHOUT PERMITS AND MANDATORY INSPECTIONS) / MUNICIPAL CODE, SECTION 5-0, FLORIDA BUILDING CODE/BROWARD COUNTY AMENDMENTS SECTIONS 105.1 AND 109.3

Should the above violation not be brought into compliance by date above this is your notice that this matter shall be referred to the Special Magistrate for an order imposing fine /Certification of Lien on **November 10, 2011** on or about 9:00 AM at 9551 West Sample Road, Coral Springs, Florida. At this hearing you have a right to be heard.

In all other respects the Final Order amended, issued in this case shall remain in full force and effect.

Done and Ordered this **11th** day of **August, 2011**. Executed **August - 11**, 2011.

CITY OF CORAL SPRINGS, FLORIDA

Christine Cruz, Special Magistrate Clerk

CITY OF CORAL SPRINGS, FLORIDA

Richard L. Doody, Special Magistrate

Copies provided to:
Jacqueline Hextall, 1365 East 55 Street, Brooklyn, New York 11234

CITY OF CORAL SPRINGS
CODE ENFORCEMENT DIVISION
SPECIAL MAGISTRATE HEARING

FINAL ORDER

CITY OF CORAL SPRINGS, FLORIDA
Petitioner

Case No. 11-2481

vs.

JACQUELINE HEXTALL
1365 E 55 STREET
BROOKLYN, NEW YORK 11234

Respondent.
_____ /

Hearing Date: MAY 11, 2011

Present for Petitioner: DEREK W. HALL, STRUCTURAL INSPECTOR AND
LARRY YAGODZKINSKI, STRUCTURAL INSPECTOR

Present for Respondent: THE RESPONDENT WAS NOT PRESENT

Violations:

No. 1 **FLORIDA BUILDING CODE (FBC)** (PER STRUCTURAL INSPECTOR – LARRY
YAGODZINSKI, - INTERIOR ALTERATIONS – DRYWALL REPLACEMENT, CABINETS,
AND VANITIES REMOVED – WITHOUT PERMITS AND MANDATORY INSPECTIONS) /
MUNICIPAL CODE, SECTION 5-0, FLORIDA BUILDING CODE/BROWARD COUNTY
AMENDMENTS SECTIONS 105.1 AND 109.3

Record indicates the Respondent owns certain real property as described below:

Property Address: 8294 NORTHWEST 24 STREET
Legal Description: CORAL SPRINGS ESTATE TH IV CONDO UNIT 8294 BUILDING F
Folio Number: 48-41-22-AN-0580

Notice:

Petitioner provided proof of notice pursuant to Section 162.12, Florida Statutes; and/or
 Respondent Stipulated to Notice

Based upon the testimony and evidence, Petitioner, City, met its burden of providing substantial competent evidence that the alleged violation does in fact exist on the subject property. Therefore, based upon the finding of facts and conclusions of law, the undersigned Special Magistrate finds the Respondent is guilty of the following violation(s) and shall comply by the designated compliance date or face a per diem fine, as indicated, for each day the subject property remains in violation beyond the compliance date. In determining the fine amount imposed, consideration was

final order: (hextall)
11-2481 (05/11/11)
doc: 104884

given to the gravity of the violation (s), any actions taken by the respondent (s) to correct the violation (s); and any previous violations committed by the respondent (s).

Violation(s)	Compliance Date:	Fine Amount:
No. 1 (FBC)	AUGUST 9, 2011	\$100.00 PER DAY

Certification of Lien Date: AUGUST 24, 2011 for violation No. 1

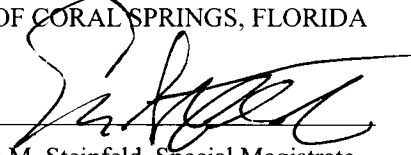
Hearing will be held on this date if subject property not complied by above referenced compliance date(s). Hearing will be held in City Commission Chambers, 9551 West Sample Road, Coral Springs, Florida, on or about 9:00AM. You have a right to be heard at this hearing.

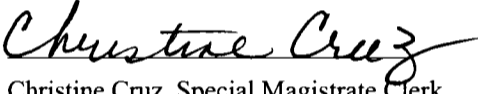
You are further ordered to contact the City's Code Enforcement Division (954-346-1720) to arrange for re-inspection of the property to verify compliance with this final order. IT IS YOUR RESPONSIBILITY TO NOTIFY THE CODE ENFORCEMENT DIVISION OF COMPLIANCE.

Finally, the Special Magistrate orders that if Respondents have a repeat violation of the referenced code provision within five (5) years of the date of this final order, Respondents may be deemed to be a repeat violator and a fine not to exceed five thousand and no/100 dollars (\$5,000.00) per day per violation may be imposed.

DONE AND ORDERED in Coral Springs, Florida, May 11, 2011. Executed July 5th, 2011.

CITY OF CORAL SPRINGS, FLORIDA


Eugene M. Steinfeld, Special Magistrate


Christine Cruz, Special Magistrate Clerk

Copy(ies) provided to:
Jacqueline Hextall, 1365 East 55 Street, Brooklyn, New York 11234

The Respondents may seek a rehearing of this case by filing a written motion for rehearing within ten (10) calendar days of execution of this Order. The motion shall set forth any issues that were overlooked or omitted at the hearing but shall not consist of re-argument of the case. The motion shall be filed with the Special Magistrate Clerk, Code Enforcement Division, City of Coral Springs, 9551 W. Sample Road, Coral Springs, Florida 33065 (see section 190.3, City Land Development Code). A party may appeal the decision of the special magistrate by certiorari to circuit court within thirty (30) days of the date of rendition of the decision as provided by the Florida Rules of Appellate Procedure. See section 162.11, Florida Statutes. A record of the proceedings is required.

final order: (hextall)
11-2481 (05/11/11)
doc: 104884

THIS INSTRUMENT PREPARED BY
 AND PLEASE RECORD AND RETURN TO:

ROBERT L. KAYE
 KAYE BENDER REMBAUM, P.L.
 1200 Park Central Boulevard South
 Pompano Beach, Florida 33064

CLAIM OF LIEN FOR ASSESSMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT:

BEFORE ME, the undersigned authority, personally appeared ROBERT L. KAYE, attorney-in-fact for CORAL SPRINGS ESTATES TOWNHOMES IV CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation of Broward County, Florida whose post office address is c/o Benchmark Property Management Inc., 7932 Wiles Road, Coral Springs, FL 33067, and that pursuant to the Declaration of Condominium Establishing for Coral Springs Estate Townhomes IV Condominium claims this lien against the following property:

Unit No. 8294, Building "F", CORAL SPRINGS ESTATE TOWNHOMES IV, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 39318, Page 1206 of the Public Records of Broward County, Florida and all amendments thereto.

The record owner(s) of such property is: **JACQUELINE HEXTALL, a single woman**

The amount due is \$28,141.10 as follows:

Balance of Monthly Maintenance due 12/31/09	\$ 24.10
Maintenance due 01/01/10 through 12/01/16 at \$330.00 per month.	\$ 27720.00
Maintenance due 01/01/17	\$ 397.00

plus interest at the rate of 18% per annum plus late fees, from the dates due, less all payments made since the date of the delinquency.

In addition, this Claim of Lien also secures interest, late fees, costs and reasonable attorneys' fees incurred by the Association pursuant to the recorded Declaration of Condominium Establishing. Further, this lien secures all assessments coming due, less any payments received from the date of the initial delinquency and after the filing of this Claim of Lien.

Dated this 13 day of January, 2017.

WITNESSES:

Carla J. Gemmati

CARLA J. GEMMATI

CORAL SPRINGS ESTATES TOWNHOMES IV
 CONDOMINIUM ASSOCIATION, INC.

Bonnie Colburn

BONNIE COLBURN

BY: Robert L. Kaye
 ROBERT L. KAYE
 Attorney-in-fact
 Florida Bar No.: 0694436

STATE OF FLORIDA :

: ss

COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 13 day of January, 2017, by Robert L. Kaye as attorney-in-fact of CORAL SPRINGS ESTATES TOWNHOMES IV CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification and did take an oath.

My Commission Expires:

BY: Bonnie Colburn
 NOTARY PUBLIC, STATE OF FLORIDA
 AT LARGE

BONNIE COLBURN
 Printed Name of Notary Public



BONNIE COLBURN
 MY COMMISSION # EE 879818
 EXPIRES: May 8, 2017
 Bonded Thru Budget Notary Services

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA

DATE: June 1, 2017

PROPERTY ID # 484122-AN-0580 (TD # 37579)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 8294 NW 24 STREET, CORAL SPRINGS, FL 33065 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 REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP 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 amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by June 30, 2017.....\$ 7,533.72

Or

* Amount due if paid by July 18, 2017\$ 7,624.16

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

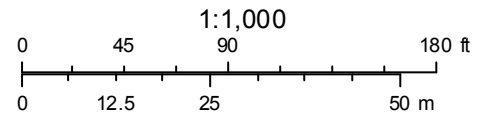
THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON July 19, 2017 UNLESS THE BACK TAXES ARE PAID.

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/recordstaxestresury**



January 29, 2017



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HEXTALL, JACQUELINE
8294 NW 24 STREET
CORAL SPRINGS, FL 33065

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