

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

Order Date: 2-20-2017	Folio Number: 4842 02 KD 0030
Internal Tax Deed Number: 37892	Parent Tract No:
Records Through: 2-17-2017	

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Condominium Parcel No. 75 of Westbury "D" Condominium, according to the Declaration thereof as recorded in O.R. Book 7037 at Page 106 of the Public Records of Broward County, Florida.

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

Applicant : IDE TECHNOLOGIES, INC

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

INSTRUMENT # 113451636	KISLEV NINE LLC
CERTIFICATE OF TITLE	75 WESTBURY D #75 DEERFIELD BEACH, FLORIDA 33442

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**

INSTRUMENT # 113952170	WESTBURY D CONDOMINIUM ASSOCIATION, INC
CLAIM OF LIEN	1 E. BROWARD BLVD. STE. 700 FORT LAUDERDALE, FLORIDA 33301

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

KISLEV NINE LLC
6615 W BOYNTON BEACH BLVD #320
BOYNTON BEACH FL 33437

NAME AND ADDRESS OF ESCROW AGENT: NONE**NAME AND ADDRESS OF TAX PAYING AGENT:** NONE**APPLICATION FOR HOMESTEAD:** NONE**GROSS ASSESSMENT;** \$31,110.00**NOTE:** 2016 TAXES ARE DUE IN THE AMOUNT OF \$832.23**NOTE:** TAX DEED YEAR 2015 TAX DEED APPLICATION #37892 - FACE AMOUNT \$ 827.34- APPLICANT : IDE TECHNOLOGIES, INC

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	1941	\$808.74	SILVERSTEIN MICHAEL J
I	2013	2025	\$258.65	IDE TECHNOLOGIES, INC

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 37892

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3RD day of JULY 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 DEERFIELD BEACH 150 NE 2 AVE DEERFIELD BEACH, FL 33441	KISLEV NINE LLC 75 WESTBURY D #75, DEERFIELD BEACH FL 33442	KISLEV NINE LLC 6615 W BOYNTON BEACH BLVD #320 BOYNTON BEACH FL 33437
DE CARVALHO,ALDALEA FREITAS 76 WESTBURY D 76 DEERFIELD BEACH FL 33442	MOYA,HECTOR MOYA,LYNN 74 WESTBURY D 74 DEERFIELD BEACH FL 33442-3258	WESTBURY "D" CONDOMINIUM ASSOCIATION, INC. 83 WESTBURY D DEERFIELD BEACH, FL 33442
WESTBURY "D" CONDOMINIUM ASSOCIATION, INC. C/O RAPKIN, STANLEY 83 WESTBURY D DEERFIELD BEACH, FL 33442	WESTBURY D CONDOMINIUM ASSOCIATION, INC C/O MICHAEL D BOGEN ESQ 1 E. BROWARD BLVD. STE. 700 FORT LAUDERDALE, FL 33301	WESTBURY "D" CONDOMINIUM ASSOCIATION, INC. 2400 CENTRE PARK W DR. STE 175 WEST PALM BEACH, FL 33409

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 3RD day of JULY 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 37892

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: 484202-KD-0030
Certificate Number: 2025
Date of Issuance: 06/01/2014
Certificate Holder: IDE TECHNOLOGIES, INC
Description of Property: WESTBURY D CONDO
UNIT 75

A condominium, according to the declaration of condominium recorded on O R Book 7037, Page 106, and all exhibits and amendments thereof, Public Records of Broward County, FL

Name in which assessed: KISLEV NINE LLC
Legal Titleholders: KISLEV NINE LLC
6615 W BOYNTON BEACH BLVD #320
BOYNTON BEACH, FL 33437

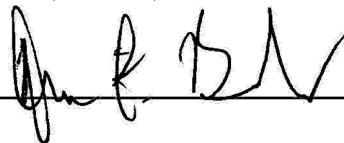
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of August, 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 13th day of July, 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: 07/13/2017, 07/20/2017, 07/27/2017 & 08/03/2017
Minimum Bid: 4117.23

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 BARBARA JEAN COOPER, 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

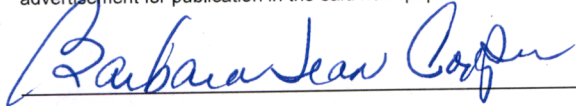
37892

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 2025

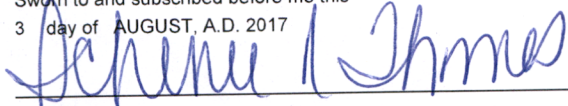
in the XXXX Court,
was published in said newspaper in the issues of

07/13/2017 07/20/2017 07/27/2017 08/03/2017

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.

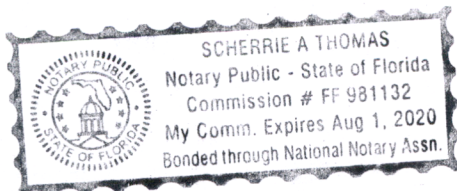


Sworn to and subscribed before me this
3 day of AUGUST, A.D. 2017



(SEAL)

BARBARA JEAN COOPER 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 37892

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: 484202-KD-0030

Certificate Number: 2025

Date of Issuance: 06/01/2014

Certificate Holder:

IDE TECHNOLOGIES, INC

Description of Property:

WESTBURY D CONDO
UNIT 75

A condominium, according to the declaration of condominium recorded on O R Book 7037, Page 106, and all exhibits and amendments thereof, Public Records of Broward County, FL

Name in which assessed:

KISLEV NINE LLC

Legal Titleholders:

KISLEV NINE LLC

6615 W BOYNTON BEACH

BLVD #320

BOYNTON BEACH, FL 33437

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

Unless such certificate shall be re-deemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of August, 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.deedauction.net

*Pre-registration is required to bid.

Dated this 13th day of July, 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: 4117.23

401-314

7/13-20-27 8/3 17-07/0000232503B

Assignment: 5427 ***SERVE A.S.A.P. - RETURN TO TAX NOTICE TR** Service Sheet # 17-030352

BROWARD COUNTY, FL vs. KISLEV NINE LLC TD 37892

PLAINTIFF NOTICE vs. **COUNTY/BROWARD** DEFENDANT **8/16/2017** CASE

KISLEV NINE LLC TYPE OF WRIT **75 WESTBURY D #75** COURT **DEERFIELD BEACH, FL 33442** HEARING DATE

SERVE **Received this process on 7/17/2017** Date **12:17:00** Time **01:42**

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

9884 Attorney
KISLEV NINE LLC

Served
 Not Served - see comments
 Date at Time

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: **posted**

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: **[Signature]** D.S.
[Signature]

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID # 484202-KD-0030 (TD # 37892)

RECEIVED SHERIFF
2017 JUL 11 AM 8:54
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 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 July 31, 2017 \$3,104.97

Or

* Amount due if paid by August 15, 2017 \$3,138.52

*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 AUGUST 16, 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

**KISLEV NINE LLC
75 WESTBURY D #75,
DEERFIELD BEACH FL 33442**

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

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 12/10/2015 10:03:58 AM,****

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

WESTBURY D CONDOMINIUM ASSOCIATION, INC
Plaintiff

CONO-14-010828

VS

Division 70

UNKNOWN HEIRS , CROWELL, JOYCE P , PAGE, BRENDA
Defendant

Certificate of Title

The undersigned, Howard C Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on November 20, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

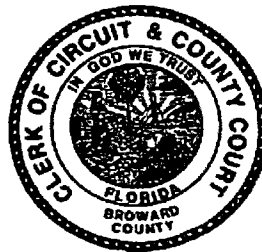
The following property in Broward County, Florida

- SEE ATTACHMENT -

Was sold to KISLEV NINE LLC

6615 W Boynton Beach Blvd Ste 320 Boynton Beach, FL, 33437

Witness my hand and the seal of this court on December 10, 2015



Howard C Forman

Howard C Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration
\$23,600 00
Doc Stamps \$165 20

2995

Condominium Parcel No. 75 of Westbury "D" Condominium, according to the Declaration thereof as recorded in O.R. Book 7037 at Page 106 of the Public Records of Broward County, Florida.

*This Instrument Prepared
by and to be returned to:
Danielle H. Bratek, Esq.
REDGRAVE & ROSENTHAL LLP
120 E. Palmetto Park Road, Suite 450
Boca Raton, Florida 33432
Parcel Identification Number: 18202-KD-00300*

QUIT CLAIM DEED

THIS INDENTURE, made this 22 day of DECEMBER, 2005, between **DEBORAH F. SNYDER, a single woman**, whose post office address is: 4425 Elder Avenue, Seal Beach, California 90740. Grantor; and **JOYCE P CROWELL, an unremarried widow**, whose post office address is: Westbury D-75. Century Village East, Deerfield Beach, Florida 33442, Grantee.

WITNESSETH, that the said First Party, for and in consideration of the sum of \$10.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

All right title and Interest to the following property:

Condominium Parcel No. 75 of WESTBURY "D" CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7037, at pages 106 through 210, inclusive, of the Public Records of Broward County, Florida.

This CONVEYANCE is subject to the following and by accepting this Deed, Grantee does hereby agree to assume and abide by the following:

1. Taxes and assessments for the year 2005 and subsequent years;
2. Zoning, restrictions and prohibitions imposed by governmental authority, the Condominium Association or Condominium Documents;
3. Restrictions, easements, or other matters appearing on the plat and common to the condominium;
4. Declaration of Condominium and attachments thereto, recorded in Official Records Book 7037 at Page 106, of the Public Records of Broward County, Florida, as amended;
5. Long Term Lease recorded in Official Records Book 7037, at Page 142, and the Memorandum thereof, recorded in Official Records Book 7131, at Page 156, all of the Public Records of Broward County, Florida, which Long Term Lease the Grantee herein assumes;
6. Management Agreement recorded in Official Records Book 7037, at Page 195, of the Public Records of Broward County, Florida;
7. The Master Management Agreement, recorded in Official Records Book 7131, at Page 158, and Memorandum thereof, recorded in Official Records Book 6402, at Page 847, all of the Public Records of Broward County, Florida to which the Grantee herein agrees to be bound; and
8. The membership of Grantor in the Cenclub Homeowners Association, Inc., if applicable, the obligation of which the Grantee hereby agrees to assume and be bound thereby.

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

Note: This deed has been prepared at the First Party's request without examination or legal opinion of title.

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

Signed, sealed and delivered in the presence of:

Witness:

sign [Signature]

print Jerry K. Galbreath

sign [Signature]

print Bonnie R. Galbreath

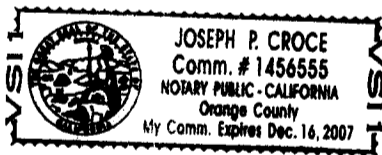
sign [Signature]
DEBORAH F. SNYDER

STATE OF California

COUNTY OF Orange

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared: DEBORAH F. SNYDER, who is personally known to me or who has produced DRIVER License as identification and who did take an oath and is to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 22nd day of December, 2005.



NOTARY PUBLIC:

sign [Signature]

H:\Library\Real Estate\Snyder\QC Deed.wpd

This instrument prepared by:
Bogen Law Group, P.A.
1 E. Broward Blvd. Ste. 700
Ft. Lauderdale, FL 33301

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared, Michael D. Bogen, Esquire, who, after being duly sworn, says that he is the attorney for WESTBURY D CONDOMINIUM ASSOCIATION, INC. (the "Association"), Post Office Address 1 E. Broward Blvd. Ste. 700, Ft. Lauderdale, FL 33301, and that pursuant to the Declaration of Condominium for the Association, the Association is owed the following assessments for common expenses:

Mar. 2016 – Sep. 2016: \$1,081.15 (\$154.45 per month)

In addition, a lien for legal fees and costs is claimed, together with interest at the rate of 18% per annum and further additional maintenance and special assessments which have come due or will come due subsequent to the last due date listed herein above, interest as it accrues, late fees and costs of collection including attorneys' fees after said due date up to and including the date of payment and release of this Claim of Lien.

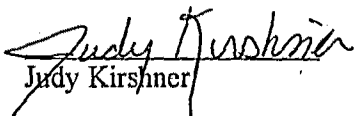
The Lienor claims this lien on the following described property in BROWARD County, Florida.

Condominium Unit No. 75 Westbury "D" Condominium, according to the Declaration thereof as recorded in O.R. Book 7037 at Page 106 of the Public Records of Broward County, Florida,

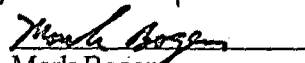
currently owned by KISLEV NINE, LLC.

The amount due to the Lienor remains outstanding as of September 26, 2016.

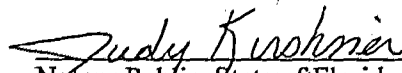
Signed, sealed and delivered in the presence of:



Judy Kirshner

By: 
Michael D. Bogen, Authorized Agent


Mark Bogen

The foregoing instrument was acknowledged before me on this 26th day of September, 2016, by Michael D. Bogen, Esquire, who is personally known to me and who did take an oath.


Notary Public, State of Florida
My commission expires:

 JUDY KIRSHNER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE845209
Expires 10/21/2016

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

DATE: July 3, 2017

PROPERTY ID # 484202-KD-0030 (TD # 37892)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 75 WESTBURY D #75, DEERFIELD BEACH FL 33442 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 July 31, 2017 \$3,104.97

Or

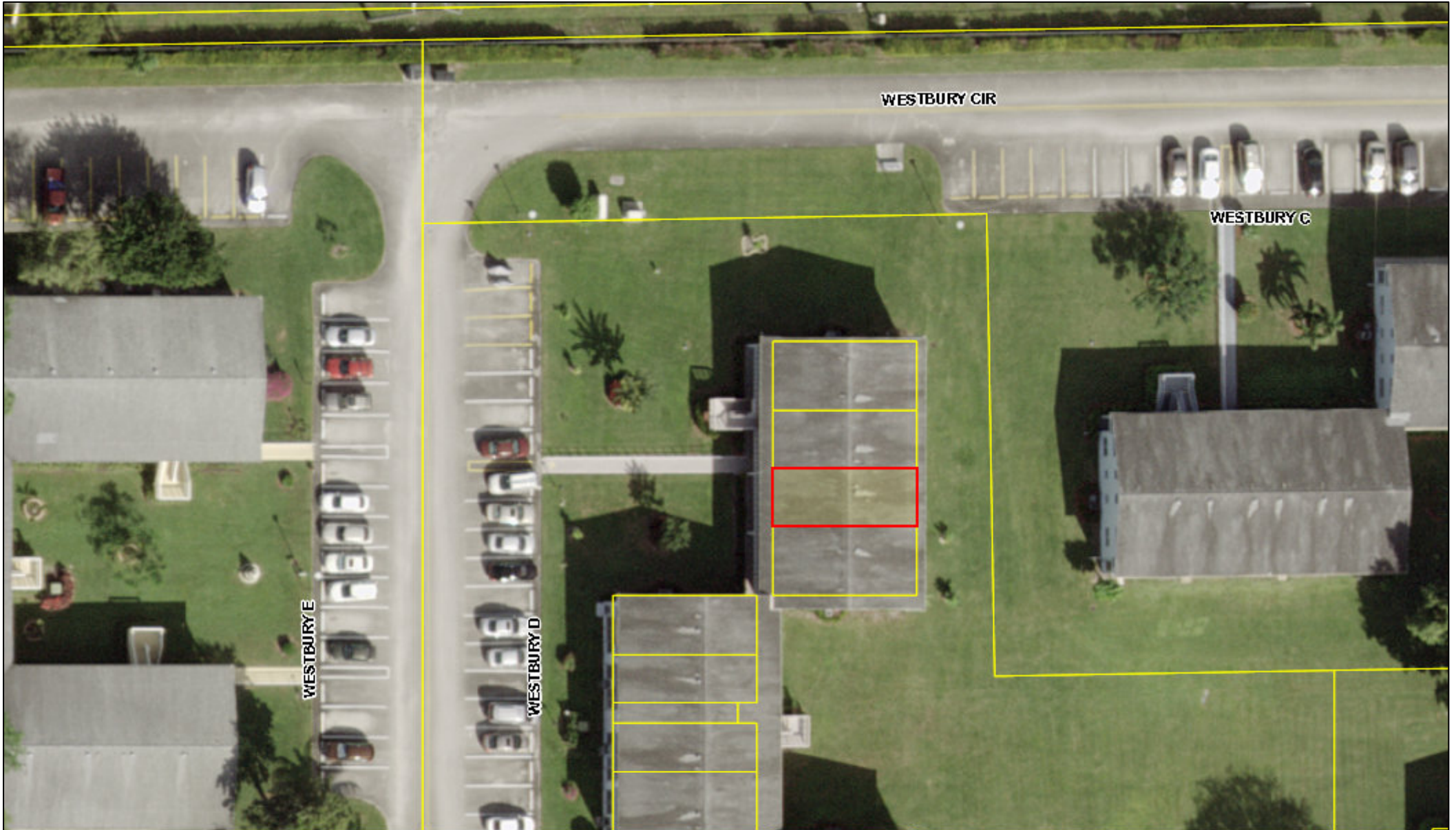
* Amount due if paid by August 15, 2017 \$3,138.52

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

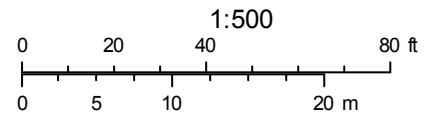
THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON August 16, 2017 UNLESS THE BACK TAXES ARE PAID.

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/recordstaxestreasury



August 4, 2017



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7016 0600 0000 4009 2267

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

Post
\$
Total
\$
Sen
City, State, ZIP+4®

TD 37892 AUG 2017 WARNING
WESTBURY "D"
CONDOMINIUM ASSOCIATION, INC.
2400 CENTRE PARK W DR. STE 175
WEST PALM BEACH, FL 33409

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7016 0600 0000 4009 2274

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
\$ _____
Total Pos
\$ _____
Sent To
Street or
City, State, ZIP+4®

TD 37892 AUG 2017 WARNING
WESTBURY D
CONDOMINIUM ASSOCIATION, INC
C/O MICHAEL D BOGEN ESQ
1 E. BROWARD BLVD. STE. 700
FORT LAUDERDALE, FL 33301

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7016 0600 0000 4009 2243

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
\$
Total P
\$
Sent To
Street
City, State, ZIP+4®

TD 37892 AUG 2017 WARNING
WESTBURY "D"
CONDOMINIUM ASSOCIATION, INC.
C/O RAPKIN, STANLEY
83 WESTBURY D
DEERFIELD BEACH, FL 33442

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7076 0600 0000 4009 2250

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	\$ _____

Postmark
Here

Postage

\$

Total Po

\$

Sent To

Street an

City, State, ZIP+4®

TD 37892 AUG 2017 WARNING
WESTBURY "D"
CONDOMINIUM ASSOCIATION, INC.
83 WESTBURY D
DEERFIELD BEACH, FL 33442

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7016 0600 0000 4009 2281

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
\$ _____
Total Po
\$ _____
Sent To
Street a
City, State, ZIP+4®

**TD 37892 AUG 2017 WARNING
MOYA, HECTOR MOYA, LYNN
74 WESTBURY D 74
DEERFIELD BEACH FL 33442-3258**

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

Postmark
Here

TD 37892 AUG 2017 WARNING
DE CARVALHO, ALDALEA FREITAS
76 WESTBURY D 76
DEERFIELD BEACH FL 33442

City, State, ZIP+4®

7016 0600 0000 4009 2298

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7016 0600 0000 4009 2304

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
\$ _____

Total Postage
\$ _____

Sent To

Street and

City, State, ZIP+4®

TD 37892 AUG 2017 WARNING
KISLEV NINE LLC
6615 W BOYNTON BEACH BLVD #320
BOYNTON BEACH FL 33437

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7016 0600 0000 4009 2311

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 Sign	\$ _____

Postmark
Here

Postage
\$ _____

Total Postage
\$ _____

Sent To _____

Street and _____

City, State, ZIP+4® _____

**TD 37892 AUG 2017 WARNING
KISLEV NINE LLC
75 WESTBURY D #75,
DEERFIELD BEACH FL 33442**

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

Postmark
Here

Postage

\$ _____

Total P&c

\$ _____

Sent To

Street &

City, St., _____

TD 37892 AUG 2017 WARNING
CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

7016 0600 0000 4009 2328