

339 SIXTH AVENUE, SUITE 1400 PITTSBURGH, PA 15222

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: <u>TitleExpress@grantstreet.com</u>

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 11/13/2017

REPORT EFFECTIVE DATE: 20 YEARS UP TO 11/12/2017

CERTIFICATE # 2013-19541 ACCOUNT # 514109121360 ALTERNATE KEY # 614457 TAX DEED APPLICATION # 38096

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 25, in Block 16, of PASADENA LAKES WEST, according to the Plat thereof, recorded in Plat Book 69, Page 37, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2021 NW 86 AVENUE, PEMBROKE PINES FL 33024-

OWNER OF RECORD ON CURRENT TAX ROLL:

R LENNON 2021 NW 86 AVE

PEMBROKE PINES, FL 33024-3350 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ROBERT LENNON AND MILDRED R LENNON OR: 7086, Page: 977

2021 NW 86TH AVENUE

PEMBROKE PINES, FL (Per Deed. No ZIP code included in address.)

(Mildred R Lennon was not included as an additional owner by the Property Appraiser and may be deceased. No Death Certificate was found of record in Broward County. Probate action was not found; however, title to this property was held as husband and wife and therefore would not be subject to probate for Mildred R Lennon, if deceased.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

SUNSHINE STATE CERTIFICATES V, LLLP 7900 MIAMI LAKES DRIVE WEST MIAMI LAKES, FL 33016 (Tax Deed Applicant)

INTERNAL REVENUE SERVICE OR: 47132, Page: 1874 COLLECTION ADVISORY GROUP OR: 50700, Page: 230

7850 SW 6TH COURT, MS 5780

PLANTATION, FL 33324 (Per Tax Liens)

CITY OF PEMBROKE PINES Instrument: 113910391

UTILITIES OFFICE PO BOX 269005

PEMBROKE PINES, FL 33026 (Per Lien)

PROPERTY INFORMATION REPORT - CONTINUED

PARCEL IDENTIFICATION NUMBER: 5141 09 12 1360

CURRENT ASSESSED VALUE: \$159,000 HOMESTEAD EXEMPTION: Yes MOBILE HOME ON PROPERTY: No OUTSTANDING CERTIFICATES:

1. 2017-15993

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED: None found.

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.

Wendy Carter

Title Examiner

2021 NW 86 AVENUE Page 1 of 1



Site Address	2021 NW 86 AVENUE, PEMBROKE PINES FL 33024-3350	ID#	5141 09 12 1360
Property Owner	LENNON,R	Millage	2613
Mailing Address	2021 NW 86 AVE PEMBROKE PINES FL 33024-3350	Use	01

Abbreviated	PASADENA LAKES WEST 69-37 B LOT 25 BLK 16
Legal	
Description	

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 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	\$51,570	\$252,530	\$304,100	\$304,100			
2017	\$51,570	\$283,620	\$335,190	\$159,000	\$2,582.82		
2016	\$51,570	\$236,080	\$287,650	\$155,730	\$2,561.12		

2018 Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$304,100	\$304,100	\$304,100	\$304,100		
Portability	0	0	0	0		
Assessed/SOH	\$304,100	\$304,100	\$304,100	\$304,100		
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	\$304,100	\$304,100	\$304,100	\$304,100		

Sales History						
Date	Type	Price	Book/Page or CIN			
5/1/1977	WD	\$61,300	7086 / 977			
9/1/1973	WD	\$55,000				
11/1/1970	WD	\$33,000				

Land Calculations					
Price	Price Factor				
\$6.00	\$6.00 8,595				
Adj. Bldg. S.F.	2356				
Units/Be	1/3/2				
Eff./Act. Year Built: 1975/1970					

	Special Assessments							
Fire	Garb	Light	Drain	lmpr	Safe	Storm	Clean	Misc
26			B1					
R			B1					
1			.2					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #38096

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:

BLAISE,ADELE 2020 NW 85 WAY PEMBROKE PINES, FL 33024-3446 SUNSHINE STATE CERTIFICATES V, LLLP 7900 MIAMI LAKES DRIVE WEST MIAMI LAKES, FL 33016 BUSH, JOANN 2010 NW 85 WAY PEMBROKE PINES, FL 33024-3446

CITY OF PEMBROKE PINES

PEMBROKE PINES, FL 33026

UTILITIES OFFICE

PO BOX 269005

INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP 7850 SW 6TH COURT, MS 5780 PLANTATION, FL 33324

PEMBROKE PINES, FL 33024

THOMAS, BRIAN SCHARF, CHRISTINA LEE

2031 NW 86 AVE

CITY OF PEMBROKE PINES FINANCE DEPARTMENT ATTN MELINDA 10100 PINES BLVD PEMBROKE PINES, FL 33026

PEMBROKE PINES, FL 33024-

WALKER, TAMMY 2011 NW 86 AVE

PEMBROKE PINES, FL 33026

WALKER, BRIAN SLANEWALKER, TAMMY

TOMAS,OSVALDO TOMAS,CARMEN 2030 NW 85 WAY PEMBROKE PINES, FL 33024

ROBERT LENNON

2021 NW 86TH AVENUE

PEMBROKE PINES, FL 33024

MILDRED R LENNON 2021 NW 86TH AVENUE PEMBROKE PINES, FL 33024

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 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 HIGHWAY CONSTRUCTION &

ENGINEERING DIVISION; RIGHT OF WAY SECTION

ONE N. UNIVERSITY DR., STE 300 B

PLANTATION, FL 33324

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

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 38096

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: 514109-12-1360

Certificate Number: 19541
Date of Issuance: 06/01/2014

Certificate Holder: SUNSHINE STATE CERTIFICATES V, LLLP

Description of Property: PASADENA LAKES WEST 69-37 B

LOT 25 BLK 16

Name in which assessed: LENNON,R Legal Titleholders: LENNON,R

2021 NW 86 AVE

PEMBROKE PINES, FL 33024-3350

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 *Pre-registration is required to bid.

Dated this 15th day of February , 2018 .

Bertha Henry

County Administrator

RECORDS, TAXES, AND TREASURY DIVISION

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: 95711.42

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

38096 NOTICE OF APPLICATION FOR TAX DEED **CERTIFICATE NUMBER: 19541**

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 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 MARCH, A.D. 2018

(SEAL)

GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY **DIVISION/TAX DEED SECTION** NOTICE OF APPLICATION FOR TAX DEED NUMBER 38096

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Description of Property: PASADENA LAKES WEST 69-37 B LOT 25 BLK 16

Name in which assessed:

LENNON, R

Legal Titleholders:

LENNON, R

2021 NW 86 AVE

PEMBROKE PINES, FL 33024-3350 All of said property being in the County of Broward, State of Florida.

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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: 95711.42

2/15-22 3/1-8 18-06/0000289188B

BROWARD COUNTY SHERIFF'S OFFICE

P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

	BROWARD COUNTY, FL vs. L	ENNON, R.			TD 38096
	TRANSPILE NOTICE	VS.	COUNTY/BROWARD	DEFENDANT	3/21/20948E
	TYPE OF WRIT LENNON, R.	SERVE	2021 NW 86 AVENUE PEMBROKE PINES, FL	33024	HEARING DATE
				Received th	is process on 2/14/2018
	14279 BROWARD COUNTY RE 115 S. ANDREWS AVENU FT LAUDERDALE, FL 33	JE, ROOM A-100	Serve		ate
	JULIE AIKMAN, SUPV.		2/14/2	2018 at	1320
	9884 Attorney LENNON, R.		t (I)	Date	Time
e of se	ervice endorsed thereon by me, and a copy of			nin named person a	a true copy of the writ, with the date at
	INDIVIDUAL SERVICE	the complaint, pention, or initial p	leading, by the following method.		
SUBS	TITUTE SERVICE: At the defendant's usual place of abode on	"any person residing therein who is	s 15 years of age or older", to wit:		
		in accordance with F.S. 48.0			
	То	, the defendant's spouse, at		oran and the sales of the sales	in accordance with F.S. 48.031(2)(a)
	T-				
			defendant's business in accordance	with F.S. 48.031(2)(b), after two or more attempts to
COL	serve the defendant have been made at the		defendant's business in accordance	with F.S. 48.031(2)(b), after two or more attempts to
COR	serve the defendant have been made at the PORATE SERVICE :	place of business			
COF	serve the defendant have been made at the PORATE SERVICE :	place of business			
COF	PORATE SERVICE: Toaccordance with F.S. 48.081	place of business , holding the following position	on of said corporation	in	
COF	PORATE SERVICE: To	place of business , holding the following position, an employee of defendant c	on of said corporationon orporation in accordance with F.S.	in 48.081(3)	
COF	PORATE SERVICE: Toaccordance with F.S. 48.081	place of business , holding the following position, an employee of defendant c	on of said corporationon orporation in accordance with F.S.	in 48.081(3)	
cor	PORATE SERVICE: To	place of business , holding the following position, an employee of defendant c, as resident agent of said con	on of said corporationorporation in accordance with F.S.	in 48.081(3) 3.091	the absence of any superior officer in
	PARTNERSHIP SERVICE: To	, an employee of defendant c , as resident agent of said cor 61(1) a true copy to a conspicuous place	or of said corporation orporation in accordance with F.S. 45 poration in accordance with F.S. 45 partner, or to on the property described in the co	48.081(3) 3.091 mplaint or summo	the absence of any superior officer in the absence of any superior
	To	, an employee of defendant c , as resident agent of said cor 61(1) a true copy to a conspicuous place uld be found at the defendant's usu	on of said corporation orporation in accordance with F.S. 4 poration in accordance with F.S. 4 partner, or to on the property described in the co- ual place of abode in accordance with	48.081(3) 8.091 emplaint or summo	the absence of any superior officer in the absence of any superior of any s
	PORATE SERVICE: To	, an employee of defendant c , as resident agent of said cor 61(1) a true copy to a conspicuous place uld be found at the defendant's usu	on of said corporation orporation in accordance with F.S. 4 poration in accordance with F.S. 4 partner, or to on the property described in the corporation in accordance with find a place of abode in accordance with find a place of abode in accordance with find a place of a pole in accordance with find a place of a pole in accordance with find a place of a pole in accordance with find a place of a pla	in 48.081(3) 3.091 mplaint or summo th F.S. 48.183	the absence of any superior officer in designated employee or person in char ns. Neither the tenant nor a person
	POSTED COMMERCIAL: By attaching residing therein 15 years of age or older co	, an employee of defendant c , as resident agent of said cor 161(1) a true copy to a conspicuous place uld be found at the defendant's usu g a true copy to a conspicuous place	on of said corporation orporation in accordance with F.S. 4: poration in accordance with F.S. 4: partner, or to on the property described in the cotal place of abode in accordance with accordance with property in accordance with property in accord	48.081(3) 3.091 mplaint or summo th F.S. 48.183 th F.S. 48.183	the absence of any superior officer in designated employee or person in char ns. Neither the tenant nor a person
	PORATE SERVICE: To	, an employee of defendant c , as resident agent of said cor 161(1) a true copy to a conspicuous place uld be found at the defendant's usu g a true copy to a conspicuous place	on of said corporation orporation in accordance with F.S. 4: poration in accordance with F.S. 4: partner, or to on the property described in the cotal place of abode in accordance with accordance with property in accordance with property in accord	48.081(3) 3.091 mplaint or summo th F.S. 48.183 th F.S. 48.183	the absence of any superior officer in designated employee or person in char ns. Neither the tenant nor a person
	POSTED COMMERCIAL: By attaching residing therein 15 years of age or older co	, an employee of defendant c , as resident agent of said cor 161(1) a true copy to a conspicuous place uld be found at the defendant's usu g a true copy to a conspicuous place	on of said corporation orporation in accordance with F.S. 4: poration in accordance with F.S. 4: partner, or to on the property described in the cotal place of abode in accordance with accordance with property in accordance with property in accord	48.081(3) 3.091 mplaint or summo th F.S. 48.183 th F.S. 48.183	the absence of any superior officer in designated employee or person in char ns. Neither the tenant nor a person
	PORATE SERVICE: To	, an employee of defendant c , as resident agent of said cor 161(1) a true copy to a conspicuous place uld be found at the defendant's usu g a true copy to a conspicuous place	on of said corporation orporation in accordance with F.S. 4: poration in accordance with F.S. 4: partner, or to on the property described in the cotal place of abode in accordance with accordance with property in accordance with property in accord	48.081(3) 3.091 mplaint or summo th F.S. 48.183 th F.S. 48.183	the absence of any superior officer in the absence of any superior officer in the designated employee or person in chains. Neither the tenant nor a person

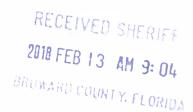
You can now check the status of your writ by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

SCOTT J. ISRAEL, SHERIFF BROWARD COUNTY, FLORIDA

D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION **PROPERTY ID # 514109-12-1360 (TD #38096)**



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

70 - 17

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; <u>PERSONAL OR</u> 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\$12,917.48
 Or
- * Amount due if paid by March 20, 2018\$13,065.03

*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

LLD3 FROOL33 AND AUCTION ROLLS, FLLASL VI

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

LENNON,R 2021 NW 86 AVE PEMBROKE PINES FL 33024-3350

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

CFN # 109372317, OR BK 47132 Page 1874, Page 1 of 1, Recorded 06/09/2010 at 12:06 PM, Broward County Commission, Deputy Clerk 1043

2.1 3351 Department of the Treasury - Internal Revenue Service Form 668 (Y)(c) **Notice of Federal Tax Lien** (Rev. February 2004) For Optional Use by Recording Office Serial Number SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903 657735310 As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue. Name of Taxpayer ROBERT L LENNON Residence 2021 NW 86TH AVE PMBK PINES, FL 33024-3350 IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a). Last Day for Tax Period Unpaid Balance Date of Kind of Tax Ending **Identifying Number** of Assessment Assessment Refffing (a) **(b)** (c) (d) (e) **(f)** 10/19/2009 10/19/2009 12/31/2005 11/18/2019 1040 67012.16 12/31/2006 11/18/2019 1040 61787.88 Place of Filing County Courthouse Broward County Total 128800.04 Ft. Lauderdale, FL 33301 BALTIMORE, MD This notice was prepared and signed at 19th day of May 2010 the Signature Title ACS 23-00-0008

(800) 829-3903 (NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

for THERESA HARLEY

Form 668(Y)(c) (Rev. 2-2004) CAT. NO 60025X

INSTR	#	112225064,	, OR BK	50700 PC	3 230,	Page	1 of	1,	Recorded	04/15/201	.4 at	
02:01	PM	, Broward	County	Commissi	ion, D	eputy	Cler	k 20	085			

1					
Form 668 (Y)(Department of the	e Treasury - Inter	nal Revenue Service	•
	JESS/SELF EMPL	OYED AREA #3	ial Number		al Use by Recording Office
As provided Code, we are have been as a demand for there is a lie property be additional property.	e giving a notice ssessed against the payment of the en in favor of the longing to this to	that taxes (including that taxes (including the following-named to it reme United States on all axpayer for the amount and costs that may	of the Internal R g interest and per axpayer. We have aains unpaid. The property and rig unt of these taxe	nalties) e made erefore, ghts to	
Residence IMPORTA unless notice	5101 SW COOPER C	117TH WAY TITY, FL 33330- ORMATION: For each do by the date given in content of the content of t	h assessment listed olumn (e), this notic	e shall,	
in IRC 6328 Kind of Tax (a)	Tax Period Ending (b)	Identifying Number	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040 1040 1040 1040 1040	12/31/2008 12/31/2009 12/31/2010 12/31/2011 12/31/2012		11/23/2009 02/24/2014 01/13/2014 01/13/2014 01/13/2014	12/23/2019 03/25/2024 02/12/2024 02/12/2024 02/12/2024	1000.99 46129.60 43124.66 39564.85 16901.50
Place of Filing	County Browar	Courthouse d County uderdale, FL 3	3301	Total	\$ 146721.60
	as prepared and s	signed at	ALTIMORE, MI)	, on this,
Signature /	BELTON	<u> </u>	Title ACS SBS (800) 8	SE 329-3903	23-00-0008
• • • •	Certificate of officer au 71-466, 1971 - 2 C.B		nowledgment is not e	, , , , , , , , , , , , , , , , , , ,	f Notice of Federal Tax lien Form 668(Y)(c) (Rev. 2-2004) CAT. NO 60025X

MAILING AND BILLING ADDRESS: CITY OF PEMBROKE PINES UTILITIES OFFICE P.O. BOX 269005 PEMBROKE PINES, FL 33026

ATTN: MELINDA M MAUGERI

STATE OF FLORIDA] SS: COUNTY OF BROWARD]

Shawn W.W. Denton, Director of Public Services for the City of Pembroke Pines, Florida, a municipal Corporation organized and existing under the laws of the State of Florida, being duly sworn, deposes and says that the City of Pembroke Pines, Florida, has furnished water and sewer services to the following property, located in the City of Pembroke Pines, Broward County, Florida and the said sum is due and owing the City of Pembroke Pines, Florida, on said property as follows:

LOT	BLOCK	SUBDIVISION	OWNER	ADDRESS	AMOUNT
8	3	ESTANCIA @ TWIN ACRES	GENEVIEVE BURKE	330 SW 195 AVE	\$ 729.53
8	6	CINNAMON PLACE 1	US BANK NA TRSTEE do PNC MORTGAGE	1221 SW 86 AVE	\$ 230,72
25	16	PASADENA LKS W	ROBERT or MILDRED R. LENNON	2021 NW 86 AVE	\$ 803.62
		PEMBROKE LKS SOUTH	CONDO RENTALS INC	12056 S LAS PALMAS DR	\$ 403.07

The City of Pembroke Pines, Florida claims a lien for the above amount, as provided by Chapter 36, Section 03, Ordinance 699 of the Charter of the City of Pembroke Pines, Florida

ATTEST:

David Hymes

SWORN TO AND SUBSCRIBED before me this

ervices or Designee

Melinda M Maugeri **NOTARY PUBLIC**

This Instrument prepared by:

Cynthia Hersman

MELINDA MARIE MAUGERI MY COMMISSION # FF 176835 EXPIRES: November 17, 2018
Bonded Thru Notary Public Underwriters

FEDERAL LAND TITLE CORP. 5100 N. FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33308

Printed for La

* N.

77-136124 Lawyers' Title Guaranty Fund, Orlando, Florida 3.90

33.55 arranty Deed (STATUTORY FORM - SECTION 689.02 F.S.)

This instrument was prepared by: Name.SCHWEIKERT & BIRNESSER Address 2119 Hollywood Blvd

Hollywood, Florida 33020

A September .

The state of the s

16 TA This Indenture. Made this day of May 19 77. Between RUSSEL L. CASEY and LOUISE A. CASEY, his wife, , grantor*, and Broward of the County of . State of ROBERT LENNON and MILDRED R. LENNON, his wife, whose post office address is 2021 N. W. 86th Avenue, Pembroke Pines, Florida , grantee*. of the County of **Broward** . State of Florida **Hithrogorth**. That said grantor, for and in consideration of the sum of TEN AND NO/100 ----and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-lowing described land, situate, lying and being in Broward County, Florida, to-wit:

> Lot 25, in Block 16, of PASADENA LAKES WEST, according to the Plat thereof, recorded in Plat Book 69, page 37, of the Public Records of Broward County, Florida.

SUBJECT to easements, restrictions, and limitations of record, and taxes for the year 1977, and subsequent years.

SUBJECT to that certain first mortgage in favor of the First National Bank of Fort Lauderdale, recorded November 23, 1970, in Official Records Book 4356, page 735, of the Public Records of Broward County, Florida, in the present approximate balance of \$30,946.07, which the grantees herein assume and agree to pay.

SUBJECT to purchase money mortgage from the grantees herein to the grantors herein, in the original principal amount of \$15,600.00

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. "Grantor" and "grantee" are used for singular or plural, as context requires.

In Mitness Inherent. Grantor has hereunto set grantor's hand and seal the day and year first above written.

igifed, sealed and delivered to our presence: Casey _ 6= cich (Seal) Louise A. Casey DOUBLEST. £ ... FLORIDA VENUE / **7183.90** #27.77 Florida STATE OF COUNTY OF Broward 11133 I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally RUSSEL L. CASEY and LOUISE A. CASEY, his wife,

to me known to be the person's described in and who executed the foregoing instrument and acknowledged before me that they executed the same. WITNESS my hand and official seal in the County and State last aloresaid this

13. 3

19 77.

My commission expires:

NOTARY PURLIC STATE OF FLORIDA AT 1 APOP MY COMMISSION EXPIRES MAR. 19, 1978
BONDED THRU GENERAL INSURANCE UNDERWRITZER

. - 1. U.T.) 100 1 11/12

Chocal Hammond ... Notary Public 1970

VA

PROPERTY ID # 514109-12-1360 (TD # 38096)

WARNING

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

LENNON,ROBERT 2021 NW 86 AVE PEMBROKE PINES, FL 33024-3350

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2021 NW 86 AVE PEMBROKE PINES FL 33024-3350, 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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY</u>, <u>PLEASE DISREGARD THIS LETTER</u>.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; <u>PERSONAL OR</u> 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\$12,917.48
Or
* Amount due if paid by March 20, 2018\$13,065.03

*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

PROPERTY ID # 514109-12-1360 (TD # 38096)

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BLAISE,ADELE 2020 NW 85 WAY PEMBROKE PINES, FL 33024-3446

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SUNSHINE STATE CERTIFICATES V, LLLP 7900 MIAMI LAKES DRIVE WEST MIAMI LAKES, FL 33016

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BUSH,JOANN 2010 NW 85 WAY PEMBROKE PINES, FL 33024-3446

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INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP 7850 SW 6TH COURT, MS 5780 PLANTATION. FL 33324

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PROPERTY ID # 514109-12-1360 (TD # 38096)

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CITY OF PEMBROKE PINES FINANCE DEPARTMENT ATTN MELINDA 10100 PINES BLVD PEMBROKE PINES, FL 33026

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MILDRED R LENNON 2021 NW 86TH AVENUE PEMBROKE PINES, FL

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CITY OF PEMBROKE PINES UTILITIES OFFICE PO BOX 269005 PEMBROKE PINES. FL 33026

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THOMAS,BRIAN SCHARF,CHRISTINA LEE 2031 NW 86 AVE PEMBROKE PINES, FL 33024

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WALKER,BRIAN SLANE-WALKER,TAMMY 2011 NW 86 AVE PEMBROKE PINES, FL 33024-3350

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TOMAS,OSVALDO TOMAS,CARMEN 2030 NW 85 WAY PEMBROKE PINES, FL 33024

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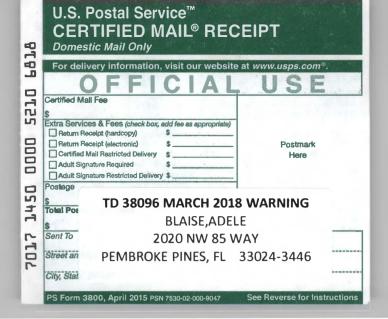
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March 15, 2018



25	U.S. Postal Service™ CERTIFIED MAIL® REC Domestic Mail Only	EIPT
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17	2010 NW 85 WAY]
707	PEMBROKE PINES, FL 33024-3446	
	PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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22	TD 38096 MARCH 2018 WARNING
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	ADVISORY GROUP
다	7850 SW 6TH COURT, MS 5780
7017	PLANTATION, FL 33324
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-	PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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	PS Form 3800, August 2	006	See Reverse for Instructions

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Г	Sent To	2031 NW 86 AV		
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 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 mailplece, or on the front if space permits. 	A Signature A Signature A Agent Addressee B. Received by (Printed Name) C. Date of Delivery
TD 38096 MARCH 2018 WARNING INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP 7850 SW 6TH COURT, MS 5780 r:[ANTATION, FL 33324	D. Is delivery address different from item 17
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PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION ■ Complete items 1, 2, and 3. ☐ Agent Print your name and address on the reverse Malun ☐ Addressee so that we can return the card to you. C. Date of Delivery B. Received by (Printed Name) Attach this card to the back of the mailpiece, obin 120/18 or on the front if space permits. D. Is delivery address different from item 1? If YES, enter delivery address below: 1. Article Addressed to ☐ Yes **TD 38096 MARCH 2018 WARNING** ☐ No CITY OF PEMBROKE PINES FINANCE DEPT ATTN MELINDA 10100 PINES BLVD PEMBROKE PINES, FL 33026 3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery 9590 9402 3447 7275 4650 80 Return Receipt for Merchandise ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery 2 Article Number (Transfer from service label) il Restricted Delivery 7009 0960 0001 2035 8718 PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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9590 9402 3447 7275 4651 03 2 Article Number Charles 0 0000 5210 683	3. Sarvice Type C Adult Signature Cartified Mail Restricted Delivery Certified Mail Restricted Delivery Certified Mail Restricted Delivery Delivery Delivery Certified Mail Restricted Delivery Delivery Certified Mail Restricted Delivery Delivery Certified Mail Restricted Delivery Certified Mail
7017 1450 0000 5210 683 PS Form 3811, July 2015 PSN 7530-02-000-9053	Insured Mail Restricted Delivery (over \$500) Restricted Delivery Domestic Return Receipt

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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 mailplece, or on the front if space permits. Cle Addressed to: TD 38096 MARCH 2018 WARNING TOMAS, OSVALDO TOMAS, CARMEN 2030 NW 85 WAY PEMBROKE PINES, FL 33024	A. Signature X Agent Addressee Addressee B. Received by (Printed Name) Addressee D. Is delivery address different from item 1? Yes Yes, enter delivery address below: No
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PS Form 3811, July 2015 PSN 7530-02-000-9053	(· · · · · · · · · · · · · · · · · · ·	Domestic Return Receipt

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. TD 38096 MARCH 2018 WARNING UNSHINE STATE CERTIFICATES V, LLLP 7900 MIAMI LAKES DRIVE WEST MIAMI LAKES, FL 33016	A Signature X
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TD 38906 MARCH 2018 WARNING PATRICK A. CAREY, P.A. 10967 LAKE UNDERHILL RD STE 125 ORLANDO, FL 32825-4454	7. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 2806 7069 5884 78	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail® □ Certified Mail Restricted Delivery □ Collect on Delivery	
2 7016 1970 0000 8880 2203 Restricted Delivery Signature Confirmation Restricted Delivery		
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1. Artic TD 38906 MARCH 2018 WARNING CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	n delivery address different from item 1?
2. 7111	3. Service Type □ Adult Signature Restricted Delivery □ Certified Mail Restricted Delivery □ Collect on Delivery Restricted Delivery □ Collect on Delivery Restricted Delivery □ Collect on Delivery Restricted Delivery □ Collect Delivery Restricted Delivery □ Collect on Delivery Restricted Delivery □ Collect Delivery Restricted Delivery □ Signature Confirmation Restricted Delivery
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 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. 	A. Signature A. Signature B. Received by (Printed Name) Roelita Ruddy Agent Addressee C. Date of Delivery FEB 2 0 2018
TD 38906 MARCH 2018 WARNING CITIBANK, N.A. 701 EAST 60TH STREET NORTH SIOUX FALLS, SD 57117	Is delivery address different from item 1? Yes If YES, enter delivery address below: No
9590 9402 2806 7069 5885 15 2. Ar' 1 Number (Transfer from service label) 7016 1970 0000 8880 2	3. Service Type Adult Signature Adult Signature Restricted Delivery Certified Mail Restricted Delivery Corlice on Delivery Restricted Delivery Collect on Delivery Restricted Delivery Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
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