



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



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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #38345**

**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 December 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:

<b>TOWN OF DAVIE</b> 6591 ORANGE DR DAVIE, FL 33314	<b>DEMPS, JAMES &amp; JOSEPHINE EST</b> 4311 SW 57 TER DAVIE FL 33314-3851	<b>CAZENOVIA CREEK FUNDING I LLC</b> PO BOX 54897 NEW ORLEANS, LA 70154
<b>LARISA MALECKI</b> 4311 SW 57TH TERRACE FT. LAUDERDALE, FL 33314-3851	<b>BETTY A. DEMPS</b> 410 NW 68TH AVENUE, APT 103 PLANTATION, FL 33317-7540	<b>ANGELA DENISE ALLEN</b> 345 S. PALMETTO AVE., APT 3 DAYTONA BEACH, FL 32114-4902
<b>PEARLIE JONES</b> 1829 GRACE AVENUE FT. MYERS, FL 33901-7117		

**THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE**

<b>BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING &amp; PROTECTION DIVISION</b> GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	<b>BROWARD COUNTY CODE &amp; ZONING ENFORCEMENT SECTION PLANNING &amp; REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION &amp; GROWTH MGMT DEPT</b> GCW – 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324	<b>BROWARD COUNTY HIGHWAY CONSTRUCTION &amp; ENGINEERING DIVISION; RIGHT OF WAY SECTION</b> ONE N. UNIVERSITY DR., STE 300 B PLANTATION, FL 33324
<b>BROWARD COUNTY WATER &amp; WASTEWATER</b> 2555 W. COPANS RD POMPANO BEACH, FL 33069	<b>PUBLIC WORKS DEPT REAL PROPERTY</b> GOVERNMENTAL CENTER, RM 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301	<b>BROWARD COUNTY SHERIFF'S DEPT.</b> 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 December 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 **Julie Aikman**

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 38345

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: 504126-04-0170  
Certificate Number: 15081  
Date of Issuance: 06/01/2014  
Certificate Holder: CAZENOVIA CREEK FUNDING I LLC  
Description of Property: DAVIE CHAMBER OF COMMERCE  
SUBDIVISION 19-14 B  
LOT 2 S1/2 BLK 6

Name in which assessed: DEMPS,JAMES & JOSEPHINE EST  
Legal Titleholders: DEMPS,JAMES & JOSEPHINE EST  
4311 SW 57 TER  
DAVIE, FL 33314-3851

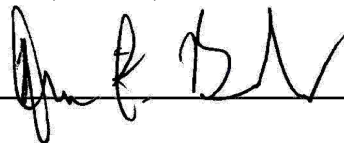
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of January, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 14th day of December, 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: 12/14/2017, 12/21/2017, 12/28/2017 & 01/04/2018  
Minimum Bid: 12868.20

## 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

38345

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 15081

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

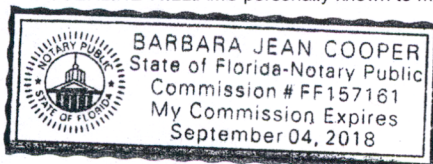
12/14/2017 12/21/2017 12/28/2017 01/04/2018

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

Sworn to and subscribed before me this  
4 day of JANUARY, 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 38345

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: 504126-04-0170

Certificate Number: 15081

Date of Issuance: 06/01/2014

Certificate Holder:

CAZENOVIA CREEK FUNDING  
LLC

Description of Property:

DAVIE CHAMBER OF COMMERCE  
SUBDIVISION 19-14 B  
LOT 2 S½ BLK 6

Name in which assessed:

DEMPS, JAMES & JOSEPHINE EST

Legal Titleholders:

DEMPS, JAMES & JOSEPHINE EST  
4311 SW 57 TER

DAVIE, FL 33314-3851

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 17th day of January, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at: [broward.deedauction.net](http://broward.deedauction.net)

\*Pre-registration is required to bid.

Dated this 14th day of December, 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: 12868.20

401-314

12/14-21-28 1/4 17-12/0000272661B

**BROWARD COUNTY SHERIFF'S OFFICE**

P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

**RETURN OF SERVICE**

Assignment #

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

17-053086

BROWARD COUNTY, FL vs. DEMPS, JAMES; ET. AL.

TD 38345

TAX SALE NOTICE

VS. COUNTY/BROWARD

DEFENDANT 1/17/2018 CASE

TYPE OF WRIT

DEMPS, JAMES &/OR JOSEPHINE EST

4311 SW 57 TERRACE

COURT

HEARING DATE

SERVE

DAVIE, FL 33314

12/13/17 14932 0600

Received this process on

Date

14279

BROWARD COUNTY REVENUE-DELINQ TAX SECTION

115 S. ANDREWS AVENUE, ROOM A-100

FT LAUDERDALE, FL 33301

JULIE AIKMAN, SUPV.

☐ Served

☐ Not Served - see comments

12/13/2017 at 1005

9884

Attorney

DEMPS, JAMES &/OR JOSEPHINE EST

On \_\_\_\_\_, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

**SUBSTITUTE SERVICE:**

☐ At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:

\_\_\_\_\_, in accordance with F.S. 48.031(1)(a)

☐ To \_\_\_\_\_, the defendant's spouse, at \_\_\_\_\_ in accordance with F.S. 48.031(2)(a)

☐ To \_\_\_\_\_, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

**CORPORATE SERVICE:**

☐ To \_\_\_\_\_, holding the following position of said corporation \_\_\_\_\_ in the absence of any superior officer in accordance with F.S. 48.081

☐ To \_\_\_\_\_, an employee of defendant corporation in accordance with F.S. 48.081(3)

☐ To \_\_\_\_\_, as resident agent of said corporation in accordance with F.S. 48.091

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

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

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

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

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

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

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

☒ **OTHER RETURNS:** See comments

COMMENTS: 12/13/17 AT 1005 Posted AT front door

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

SCOTT J. ISRAEL, SHERIFF  
BROWARD COUNTY, FLORIDA

BY: Joe Perendro 14932 D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 504126-04-0170 (TD #38345)

RECEIVED SHERIFF  
2017 DEC 11 AM 8:44  
BROWARD COUNTY, FLORIDA

# WARNING

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

BROWARD COUNTY SHERIFF'S DEPT  
ATTN: CIVIL DIVISION  
FT LAUDERDALE, FL 33312

## NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by December 29, 2017 .....\$9,834.27

Or

\* Amount due if paid by January 16, 2018 .....\$9,949.74

\*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 January 17, 2018 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

DEMPS, JAMES AND/OR JOSEPHINE EST  
4311 SW 57 TER  
DAVIE FL 33314-3851

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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 07/31/2017

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 07/30/2017

**CERTIFICATE #** 2013-15081

**ACCOUNT #** 504126040170

**ALTERNATE KEY #** 464936

**TAX DEED APPLICATION #** 38345

**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 2, S 1/2 Block 6, Davie Chamber of Commerce Colored Subdivision as shown in Plat Book 19, at Page 14, of the Public Records of Broward County, Florida, also being known as 4311 Southwest 57th Terrace, Davie, Florida.

**PROPERTY ADDRESS:** 4311 SW 57 TERRACE, DAVIE, FL 33314-3851

### OWNER OF RECORD ON CURRENT TAX ROLL:

JAMES & JOSEPHINE DEMPS EST

4311 SW 57 TER

DAVIE, FL 33314-3851 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JAMES DEMPS, DECEASED AND ESTATE OF OR: 7802, Page: 137

JOSEPHINE DEMPS, DECEASED

4311 S.W. 57TH TERRACE

DAVIE, FLORIDA (Per Deed. No ZIP code found on document.)

(Property Appraiser indicates that James Demps and Josephine Demps are deceased. A Death Certificate was found of record in Broward County for James Demps. No Probate action was found of record but none is needed as title was held as husband and wife. No Death Certificate or Probate action was found of record for Josephine Demps in Broward County.)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

BROWARD COUNTY PROPERTY APPRAISER OR: 44476, Page: 822

(Per Lien. No address found on document.)

CAZENOVIA CREEK FUNDING I LLC

PO BOX 54897

NEW ORLEANS, LA 70154 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5041 26 04 0170

**CURRENT ASSESSED VALUE:** \$106,730

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:**

1. 2017-12334

**OPEN BANKRUPTCY FILINGS FOUND?** No

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

Death Certificate

OR: 22620, Page: 584

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

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

**Christina Young**

Title Examiner

30-10  
11-10  
78-258163

INSTRUMENT PREPARED BY:

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed this 19<sup>th</sup> day of June, 1978, between:

ELAINE GONZALES, as Personal Representative of the Estate of Gordon F. Williams, Deceased of 612 Courtney Drive, Temple Terrace, Florida;  
PARTY OF THE FIRST PART

and

JAMES DEMPS and JOSEPHINE DEMPS, his wife, of 4311 S.W. 57th Terrace, Davie, Broward County, Florida;  
PARTY OF THE SECOND PART

W I T N E S S E T H :

The party of the first part on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, pursuant to power of sale contained in the Last Will and Testament of the above-named decedent, and in consideration of the premises and the sum of TEN and NO/100 DOLLARS and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the party of the second part, and to their heirs and assigns forever, that certain real property situate in Broward County, Florida, more particularly described as follows:

Lot 2, S 1/2 Block 6, Davie Chamber of Commerce Colored Subdivision as shown in Plat Book 19, at Page 14, of the Public Records of Broward County, Florida, also being known as 4311 Southwest 57th Terrace, Davie, Florida.

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

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the party of the second party, and to their heirs and assigns, in fee simple, forever.

AND the party of the first part does covenant to and with the party of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the orders of the above-named Court and the laws of Florida have been followed and complied with in all respects.

RETURN TO: CASORIA & GOFF  
228 3RD BAYVIEW BUILDING  
100 BAYVIEW DRIVE  
FORT LAUDERDALE, FLORIDA 33304

OFF 7802 PAGE 137

228 3RD BAYVIEW BUILDING  
100 BAYVIEW DRIVE  
FORT LAUDERDALE, FLORIDA 33304  
30.00

700 92

IN WITNESS WHEREOF the party of the first part has set her hand and seal on the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Margaret Taborda  
GR Gonzales

Elaine Gonzales (SEAL)  
ELAINE GONZALES,  
as Personal Representative of  
the Estate of GORDON F. WILLIAMS,  
Deceased.

STATE OF FLORIDA  
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared ELAINE GONZALES, as Personal Representative of the Estate of GORDON F. WILLIAMS, deceased, 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 19th day of June, 1978.

My Commission Expires Jan. 4, 1982

Notary Public, State of Florida  
My Commission Expires Jan. 4, 1982

RECORDED IN THE PUBLIC RECORDS BOOK  
OF HILLSBOROUGH COUNTY, FLORIDA  
R. R. KAUTH  
ACTING COUNTY ADMINISTRATOR

OFF 7802 PAGE 138

Case Number: H-07-06-4548

PA-453  
R.06/96**Notice of Tax Lien For Homestead  
Exemption  
and/or Limitation Exclusion**

Broward County

Pursuant to the provisions of Sections 196.031, Florida Statutes, homestead exemption has been allowed on the property described below and the taxpayer named below received exemption(s) for a homestead in the aggregate amount of \$30,170.35 for 10 years. In accordance with §196.011(9)(a), §196.161(1)(a) and §193.155 Florida Statutes, notice is hereby given that the recipient(s) named below was not legally entitled to receive said exemption(s) or limitation(s) because said person (s) Owner is Deceased. The statutes provide for recovery of unpaid taxes by means of a lien, including a 50% penalty and 15% interest for any year or years within the prior 10 years from the person(s) who was not entitled, but granted a homestead tax exemption. This document shall constitute a lien on the real property specifically addressed and legally owned by said taxpayer in the State of Florida.

Date: 06/08/2007

**556505**  
FOR OFFICIAL USE ONLY

PARCEL ID# 0126-04-0170

NAME DEMPS, JAMES & JOSEPHINE EST  
ADDRESS 4311 SW 57 TER  
DAVIE FL 33314-3851  
PROPERTY DESCRIPTION DAVIE CHAMBER OF COMMERCE  
SUBDIVISION 19-14 B LOT 2 S1/2 BLK 6

Apply Penalty &amp; Interest

Tax Year/ Date tax due	Millage Code	Value Exempted	Assessment limitation value	Total value (3 + 4)	Tax due from wrongful assessment limitation & value exempted	Penalty	Interest	TOTAL (6 + 7 + 8)
1	2	3	4	5	6	7	8	
1997	2443	20,200	8,780	28,980	\$768.27	\$384.14	\$1,114.00	\$2,266.41
1998	2443	20,540	17,420	37,960	\$983.65	\$491.82	\$1,278.74	\$2,754.21
1999	2443	20,860	18,940	39,800	\$1,016.19	\$508.09	\$1,168.61	\$2,692.89
2000	2443	21,420	16,540	37,960	\$957.39	\$478.70	\$957.39	\$2,393.48
2001	2443	22,060	31,440	53,500	\$1,329.80	\$664.90	\$1,130.33	\$3,125.03
2002	2443	22,410	38,370	60,780	\$1,506.88	\$753.44	\$1,054.82	\$3,315.14
2003	2443	22,940	43,770	66,710	\$1,606.72	\$803.36	\$883.69	\$3,293.77
2004	2443	23,370	46,350	69,720	\$1,649.36	\$824.68	\$659.74	\$3,133.78
2005	2443	24,070	65,310	89,380	\$2,056.11	\$1,028.05	\$514.03	\$3,598.19
2006	2443	24,790	76,720	101,510	\$2,248.41	\$1,124.20	\$224.84	\$3,597.45

Total Back Assessment \$30,170.35

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

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

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

*Ronald J. Acciature* Dir

AUG 14 2007

PREPARED BY, RECORD AND RETURN TO:

Dean R. Halper, Esquire  
15200 Carter Road, Suite B-7  
Delray Beach, FL 33484  
407-498-5833

NRE

STATE OF FLORIDA

OFFICE of VITAL STATISTICS  
CERTIFIED COPY

94-457763 T#001  
09-17-94 11:46AM

BK22620PG0584

CERTIFICATE OF DEATH FLORIDA			
LOCAL FILE NO.		FIRST NAME <b>JANES</b>	LAST NAME <b>DEMPS</b>
SEX <b>MALE</b>		DATE OF BIRTH <b>70</b>	
PLACE OF BIRTH <b>GREENVILLE FLORIDA</b>		CITY OF BIRTH <b>DAVIE FLORIDA</b>	
PLACE OF DEATH <b>4311 S.W. 57th TERR</b>		CITY OF DEATH <b>BROWARD</b>	
DECEASED'S USUAL OCCUPATION <b>PAKES</b>		DECEASED'S BUSINESS/INDUSTRY <b>DAVIE CITY</b>	
MARRIAGE STATUS <b>MARRIED</b>		SPOUSE'S NAME <b>JOSEPHINE WILLIAMS</b>	
RESIDENCE - STATE <b>FLORIDA</b>		CITY/TOWN/LOCATION <b>DAVIE</b>	
ZIP CODE <b>33314</b>		STREET ADDRESS <b>4311 S.W. 57th TERR</b>	
FATHER'S NAME <b>NUTE DEMPS</b>		MOTHER'S NAME <b>CORA WARE</b>	
DECEASED'S NAME <b>JOSEPHINE DEMPS</b>		MAILING ADDRESS <b>4311 S.W. 57th TERR DAVIE, FLORIDA 33314</b>	
METHOD OF DEATH <b>488</b>		PLACE OF DEATH <b>WOODLAWN CEMETERY</b>	
SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH <i>James J. Benton</i>		SIGNATURE OF DECEASED <i>James J. Benton</i>	
DATE OF DEATH <b>2:00 P</b>		DATE OF DEATH <b>2:00 P</b>	
NAME AND ADDRESS OF CERTIFYING AGENCY <b>333 N.W. 70th Ave., Suite 200 Tel: (305) 787-8333</b>		NAME AND ADDRESS OF CERTIFYING AGENCY <b>333 N.W. 70th Ave., Suite 200 Tel: (305) 787-8333</b>	

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

THIS IS A CERTIFIED TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE

BY

State Registrar

*David Owens, Chief Deputy Registrar*

WARNING:

ANY REPRODUCTION OF THIS DOCUMENT IS PROHIBITED BY LAW. DO NOT ACCEPT UNLESS ON SECURITY PAPER WITH LINES AND SECURITY WATERMARK ON BACK AND COLORED BACKGROUND AND GOLD EMBOSSED GREAT SEAL OF THE STATE OF FLORIDA ON FRONT. ALTERATION OR ERASURE VOIDS THIS CERTIFICATION.



HR9 FORM 1564 (5-93)

CERTIFICATION OF VITAL RECORD

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

**DATE: December 1st, 2017**

**PROPERTY ID # 504126-04-0170 (TD # 38345)**

# WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4311 SW 57 TERRACE, DAVIE FL 33314-3851 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

**MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

\* Amount due if paid by December 29, 2017 .....\$9,834.27

Or

\* Amount due if paid by January 16, 2018 .....\$9,949.74

\*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 January 17, 2018 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE

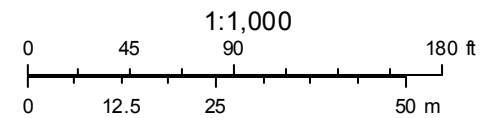
VISIT [www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

Property Id: 504126040170

\*\*Please see map disclaimer



January 11, 2018



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| <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 Confirmation       | \$ | _____ |

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TD 38345 JAN 2018 WARNING  
PEARLIE JONES  
1829 GRACE AVENUE  
FT. MYERS, FL 33901-7117

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 0660 0000 3739 0063

7017 0660 0000 3739 0056

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TD 38345 JAN 2018 WARNING  
ANGELA DENISE ALLEN  
345 S. PALMETTO AVE., APT 3  
DAYTONA BEACH, FL 32114-4902

PS Form 3800, April 2015 PSN 7530-02-000-9047

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| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

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City, St.

**TD 38345 JAN 2018 WARNING**  
**BETTY A. DEMPS**  
**410 NW 68TH AVENUE, APT 103**  
**PLANTATION, FL 33317-7540**

7017 060 000 3739 0032

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

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Street and

City, State

TD 38345 JAN 2018 WARNING  
LARISA MALECKI  
4311 SW 57TH TERRACE  
FT. LAUDERDALE, FL 33314-3851

PS Form 3800, April 2015 PSN 7530-02-000-9047

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

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Total

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Sent

Street

City, State

TD 38345 JAN 2018 WARNING  
CAZENOVIA CREEK FUNDING I LLC  
PO BOX 54897  
NEW ORLEANS, LA 70154

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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7017 0660 0000 3739 0070

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

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TD 38345 JAN 2018 WARNING  
DEMPS,JAMES & JOSEPHINE EST  
4311 SW 57 TER  
DAVIE FL 33314-3851

7017 0660 0000 3739 0087

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

Postmark  
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Postage

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Total Payment

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Sent To

Street a

City, State, ZIP+4<sup>®</sup>

**TD 38345 JAN 2018 WARNING  
TOWN OF DAVIE  
6591 ORANGE DR  
DAVIE, FL 33314**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article

TD 38345 JAN 2018 WARNING  
BETTY A. DEMPS  
410 NW 68TH AVENUE, APT 103  
PLANTATION, FL 33317-7540



9590 9402 2806 7069 5748 08

2. Article

7017 0660 0000 3739 0049

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

Betty Demps

C. Date of Delivery

12-21-17

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

3. Service Type

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery
- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery
- ☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt