



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

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 02/27/2018

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 02/26/2018

CERTIFICATE # 2009-10975

ACCOUNT # 504002031070

ALTERNATE KEY # 488157

TAX DEED APPLICATION # 38635

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 17, Block 5, of SUNSHINE CITY, a subdivision in Broward County, Florida according to the Plat thereof, recorded in Plat Book 76, at Page 34 of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 391 NW 134 AVENUE, PLANTATION FL 33325

OWNER OF RECORD ON CURRENT TAX ROLL:

KAETHE ROBINSON EST

577 CASEYS XING

WINDER, GA 30680-3899 (Matches Property Appraiser records)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF KAETHE ROBINSON, DECEASED

391 NW 134 AVE

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

(Property Appraiser indicates that Kaethe Robinson is deceased. Death Certificate found however, no probate documents found of record in Broward County.)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CITY OF PLANTATION SPECIAL MAGISTRATE Instrument: 114800368

400 NW 73RD AVE

PLANTATION, FL 33317 (Per Lien)

SUNSHINE CITY MANAGEMENT ASSOCIATION, INC. Instrument: 114886385

495 COMMODORE DRIVE

PLANTATION, FL 33325 (Per Lien)

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5040 02 03 1070

CURRENT ASSESSED VALUE: \$37,100

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: Yes

OUTSTANDING CERTIFICATES:

1. 2017-11038

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

No new documents found.

**Update search found 2 Liens and mailing address for Property Owner under Tax Roll has changed.

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

PROPERTY INFORMATION REPORT

ORDER DATE: 08/23/2017

REPORT EFFECTIVE DATE: 20 YEARS UP TO 08/22/2017

CERTIFICATE # 2009-10975

ACCOUNT # 504002031070

ALTERNATE KEY # 488157

TAX DEED APPLICATION # 38635

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:

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PROPERTY ADDRESS: 391 NW 134 AVENUE, PLANTATION FL 33325

OWNER OF RECORD ON CURRENT TAX ROLL:

KAETHE ROBINSON EST

391 NW 134 AVE

PLANTATION, FL 33325 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF KAETHE ROBINSON, DECEASED OR: 15678, Page: 330

391 NW 134 AVE

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

(Property Appraiser indicates that Kaethe Robinson is deceased. Death Certificate found but no Probate action found of record in Broward County.)

MORTGAGE HOLDER OF RECORD:

NATIONSBANK OF FLORIDA, N.A.

OR: 23042, Page: 587

PO BOX 29041

GREENSBORO, NC 27420 (Per Mortgage)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

LAND VALUE HOLDINGS, INC.

10242 NW 47 STREET, SUITE 10

SUNRISE, FL 33351 (Tax Deed Applicant)

RICHARD ROBINSON

391 NW 134TH AVE

PLANTATION, FL 33325 (Per Mortgage in 23042-587. Additional Mortgagor.)

CITY OF PLANTATION
CITY CLERK'S OFFICE
400 NW 73RD AVE
PLANTATION, FL 33317 (Per Resolutions)

OR: 45283, Page: 1999
Instrument: 113493350
Instrument: 113653969

CITY OF PLANTATION SPECIAL MAGISTRATE
400 NW 73RD AVE
PLANTATION, FL 33317 (Per Lien)

Instrument: 113203342

SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.
495 COMMODORE DR.
PLANTATION, FL 33317 (Per Lien and Sunbiz)

Instrument: 114009763

MAX W EDWARDS, JR, REGISTERED AGENT
OBO SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.
13331 NW 5TH ST
PLANTATION, FL 33325 (Per Sunbiz)

OR: 6865, Page: 308

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5040 02 03 1070

CURRENT ASSESSED VALUE: \$38,010

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: Yes

OUTSTANDING CERTIFICATES:

1. 2017-11038

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Death Certificate

Instrument: 113401847

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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



Site Address	391 NW 134 AVENUE, PLANTATION FL 33325	ID #	5040 02 03 1070
Property Owner	ROBINSON,KAETHE EST	Millage	2212
Mailing Address	577 CASEYS XING WINDER GA 30680-3899	Use	02
Abbreviated Legal Description	SUNSHINE CITY 76-34 B LOT 17 BLK 5		

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	\$13,120	\$23,980	\$37,100	\$37,100	
2017	\$13,120	\$23,980	\$37,100	\$37,100	\$791.47
2016	\$13,120	\$24,890	\$38,010	\$37,300	\$805.99

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$37,100	\$37,100	\$37,100	\$37,100
Portability	0	0	0	0
Assessed/SOH	\$37,100	\$37,100	\$37,100	\$37,100
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	\$37,100	\$37,100	\$37,100	\$37,100

Sales History			
Date	Type	Price	Book/Page or CIN
3/1/1988	WD	\$17,400	15678 / 330

Land Calculations		
Price	Factor	Type
\$4.00	3,280	SF
Adj. Bldg. S.F. (Card, Sketch)		720
Units		1
Eff./Act. Year Built: 1974/1974		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
						PL		
						1		



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	391 NW 134 AVENUE, PLANTATION FL 33325	ID #	5040 02 03 1070
Property Owner	ROBINSON,KAETHE EST	Millage	2212
Mailing Address	391 NW 134 AVE PLANTATION FL 33325	Use	02

Abbreviated Legal Description	SUNSHINE CITY 76-34 B LOT 17 BLK 5
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Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$13,120	\$23,980	\$37,100	\$37,100	
2016	\$13,120	\$24,890	\$38,010	\$37,300	\$805.99
2015	\$9,020	\$24,890	\$33,910	\$33,910	\$749.41

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$37,100	\$37,100	\$37,100	\$37,100
Portability	0	0	0	0
Assessed/SOH	\$37,100	\$37,100	\$37,100	\$37,100
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	\$37,100	\$37,100	\$37,100	\$37,100

Sales History			
Date	Type	Price	Book/Page or CIN
3/1/1988	WD	\$17,400	15678 / 330

Land Calculations		
Price	Factor	Type
\$4.00	3,280	SF
Adj. Bldg. S.F. (Card, Sketch)		720
Units		1
Eff./Act. Year Built: 1974/1974		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
						PL		
						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #38635

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 March 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:

CITY OF PLANTATION ATTN ANNA C OTINIANO. FINANCE DIRECTOR 400 NW 73 AVE PLANTATION, FL 33317	ROBINSON,KAETHE EST 391 NW 134 AVENUE, PLANTATION FL 33325	ROBINSON,KAETHE EST 577 CASEYS XING WINDER GA 30680-3899
LAND VALUE HOLDINGS, INC 10242 NW 47 STREET, SUITE 10 SUNRISE, FL 33351	NATIONSBANK OF FLORIDA, N.A. PO BOX 29041 GREENSBORO, NC 27420	CITY OF PLANTATION CITY CLERK'S OFFICE 400 NW 73RD AVE PLANTATION, FL 33317
CITY OF PLANTATION SPECIAL MAGISTRATE 400 NW 73RD AVE PLANTATION, FL 33317	SUNSHINE CITY MANAGEMENT ASSOCIATION, INC. 495 COMMODORE DR. PLANTATION, FL 33317	MAX W EDWARDS, JR, REGISTERED AGENT OBO SUNSHINE CITY MANAGEMENT ASSOCIATION, INC. 13331 NW 5TH ST PLANTATION, FL 33325
EUGENE LORENZ 380 NW 134 AVE PLANTATION, FL 33325	ROBINSON,KAETHE EST C/O RICHARD ROBINSON 391 NW 134TH AVE PLANTATION, FL 33325	SUNSHINE CITY MANAGEMENT ASSOCIATION, INC. C/O MAX EDWARDS JR 495 COMMODORE DR. PLANTATION, FL 33325
ROY & CHARLOTTE ROBINSON, 9710 NW 75 STREET, TAMARAC, FL 33321-1938	KAREN E CLAY, 4021 SHAND DR, MOBILE, AL 36605-4543	KAETHE GIAQUINTO, 1 LYON PL, WORCHESTER, MA 01604.
PATRICIA BUTTON, 577 CASEYS XING, WINDER, GA 30680-3899		

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING & PROTECTION DIVISION GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT GCW - 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION; RIGHT OF WAY SECTION ONE N. UNIVERSITY DR., STE 300 B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER 2555 W. COPANS RD POMPANO BEACH, FL 33069	PUBLIC WORKS DEPT REAL PROPERTY GOVERNMENTAL CENTER, RM 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301	BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of March 2018 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 38635

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: 504002-03-1070
Certificate Number: 10975
Date of Issuance: 06/01/2010
Certificate Holder: LAND VALUE HOLDINGS, INC
Description of Property: SUNSHINE CITY 76-34 B
LOT 17 BLK 5

Name in which assessed: ROBINSON,KAETHE EST
Legal Titleholders: ROBINSON,KAETHE EST
577 CASEYS XING
WINDER, GA 30680-3899

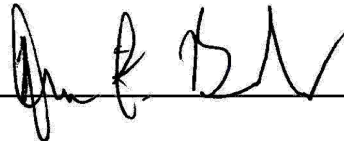
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of April, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 15th day of March, 2018.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Dana F. Buker
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 03/15/2018, 03/22/2018, 03/29/2018 & 04/05/2018
Minimum Bid: 13079.41

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

38635

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 10975

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

03/15/2018 03/22/2018 03/29/2018 04/05/2018

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
5 day of APRIL, 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 38635

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: 504002-03-1070

Certificate Number: 10975

Date of Issuance: 06/01/2010

Certificate Holder:

LAND VALUE HOLDINGS, INC

Description of Property:

SUNSHINE CITY 76-34 B

LOT 17 BLK 5

Name in which assessed:

ROBINSON, KAETHE EST

Legal Titleholders:

ROBINSON, KAETHE EST

577 CASEYS XING

WINDER, GA 30680-3899

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 18th day of April, 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 March, 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: 13079.41

401-314

3/15-22-29 4/5 18-111/0000301886B

Assignment: 17870 Service Sheet # 18-011742
 (SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY)
 BROWARD COUNTY, FL vs. ROBINSON, KAETHE EST
 PLAINTIFF vs. DEFENDANT TD 9884 CASE
 TAX SALE NOTICE COUNTY/BROWARD COURT 4/18/2018 HEARING DATE
 TYPE OF WRIT
 ROBINSON, KAETHE EST SERVE 391 NW 134 AVENUE PLANTATION, FL 33325

14279
 BROWARD COUNTY REVENUE-DELINQ TAX SECTION
 115 S. ANDREWS AVENUE, ROOM A-100
 FT LAUDERDALE, FL 33301
 JULIE AJKMAN, SUPV.
 Attorney
 9884

Received this process on
 Date 3/12/2018 3-13-18 0700
 KR 17870
 Served
 Not Served - see comments
 3-14-18 at 0745
 Date Time

On ROBINSON, KAETHE EST, 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 3-14-18 0745 (17870)

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: KR 17870 D.S.
 E. Richards

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504002-03-1070 (TD #38635)

RECEIVED SHERIFF
2018 MAR 12 AM 8:24
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 March 30, 2018\$11,082.64
- Or
- * Amount due if paid by April 17, 2018\$11,205.64

*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 April 18, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

ROBINSON,KAETHE EST
391 NW 134 AVENUE,
PLANTATION FL 33325

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.

Filing Information

Document Number	514352
FEI/EIN Number	59-1707578
Date Filed	10/26/1976
State	FL
Status	ACTIVE

Principal Address

495 COMMODORE DR.
PLANTATION, FL 33325

Mailing Address

495 COMMODORE DR.
PLANTATION, FL 33325

Registered Agent Name & Address

Edwards, Max W, Jr.
13331 NW 5th St
PLANTATION, FL 33325

Name Changed: 04/30/2013

Address Changed: 04/30/2013

Officer/Director Detail

Name & Address

Title PD

EDWARDS, MAX W
POB 925
WINGATE, NC 28174

Title V

EDWARDS, CHRISTINE D.
POB 925
WINGATE, NC 28174

Title TS

EDWARDS, MAX W. JR.
13331 N.W. 5TH ST
PLANTATION, FL

Annual Reports

Report Year	Filed Date
2015	04/30/2015
2016	04/29/2016
2017	04/28/2017

Document Images

04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
04/28/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
07/01/2004 -- ANNUAL REPORT	View image in PDF format
04/30/2003 -- ANNUAL REPORT	View image in PDF format
05/21/2002 -- ANNUAL REPORT	View image in PDF format
05/10/2001 -- ANNUAL REPORT	View image in PDF format
05/15/2000 -- ANNUAL REPORT	View image in PDF format
04/22/1999 -- ANNUAL REPORT	View image in PDF format
05/14/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

6
PREPARED BY:
CODE ENFORCEMENT OFFICE
CITY OF PLANTATION
451 NW 70th TERRACE
PLANTATION, FL 33317
TELEPHONE: 954-797-2267

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE17-00922

Petitioner,

vs.

ROBINSON,KAETHE EST

Respondent(s).

SUPPLEMENTAL ORDER/CLAIM OF LIEN

The City of Plantation, Special Magistrate, 400 NW 73rd Avenue, Plantation, Florida 33317, after due notice to the Respondent, and the Respondent not having appeared, and the Special Magistrate having heard testimony at the Hearing to Confirm Fine held on October 19, 2017 and based on the evidence, the Special Magistrate enters the following findings of fact and order.

1. That the Special Magistrate did issue a Final Order on May 18, 2017 on the above captioned case commanding the Respondent, ROBINSON, KAETHE EST to bring the violation of the City of Plantation, Code of Ordinances, as to SECTION 5-1, SECTION 5-87 (a)(7), SECTION 5-87 (a)(16), SECTION 5-87 (a)(4), SECTION 5-87 (a)(11), SECTION 11-7 and SECTION 5-87 (a)(7) into compliance on or before June 17, 2017 or pay a fine in the amount of \$25.00 per day for each day of non-compliance hereafter.

2. That said violation occurred on the following described real property situate, lying and being in Broward County,Florida to wit:

STREET ADDRESS: 391 NW 134 AVE

LEGAL DESCRIPTION FOR PROPERTY ID #504002031070

SUNSHINE CITY 76-34 B LOT 17 BLK 5

3. That the Respondent, ROBINSON, KAETHE EST did not comply with the Final Order on or before the date specified therein.

4. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that the fine of \$25.00 per day per violation for violation of City of Plantation Code of Ordinances, SECTION 5-1, SECTION 5-87 (a)(7), SECTION 5-87 (a)(16), SECTION 5-87 (a)(4), SECTION 5-87 (a)(11), SECTION 11-7 and SECTION 5-87 (a)(7) as specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the Respondent,

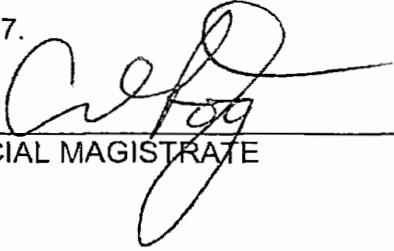
3

ROBINSON,KAETHE EST shall comply with said Final Order, plus the recovery of reasonable attorney's fees and costs in any foreclosure of the lien.

5. The fine confirmed above shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondent, ROBINSON,KAETHE EST in any county wherein a certified copy of this Supplemental Order/Claim of Lien is recorded.

6. If the fine is not satisfied within 90 days from the date of this Order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this order.

DONE AND ORDERED on this 19th day of October, 2017.



SPECIAL MAGISTRATE

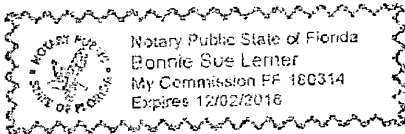
STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me on this 19th day of October, 2017 by Craig Rodgers, the Special Magistrate of the City of Plantation, who is personally known to me.

Bonnie Sue Lerner
Notary Signature

Bonnie Sue Lerner
Printed Name of Notary

Notary Stamp



RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed Order was received by the Principal Office Assistant and entered into the Case Docket (Public Record) this 19th day of October, 2017.

Bonnie Sue Lerner
Principal Office Assistant

CERTIFICATION
CERTIFY THIS TO BE A TRUE & CORRECT
COPY OF THE ORIGINAL DOCUMENT ON
FILE AT CITY HALL
WITNESS MY HAND AND OFFICIAL SEAL OF
THE CITY OF PLANTATION, FL THIS 2nd
DAY OF November 20 17
Melissa K. Matney
CITY CLERK

✓
 This instrument prepared by: Max Edwards
 13331 NW 5th St Plantation FL 33325

CLAIM OF LIEN

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority duly authorize in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared **MAX EDWARDS JR., as the Secretary/Treasury of Sunshine City Management Association, Inc. a Florida Corporation, whose post office address is 495 Commodore Drive, Plantation, Florida 33325** and the Pursuant to Management Agreement by and between Sunshine City Land Development Corporation and Sunshine City Management Association, Inc. a copy of which is recorded as Exhibit "A" to the Declaration of Covenants, Restrictions, Limitations Conditions, Charges and Uses Covering Real Property described therein recorded O.R. Book 6865 at Page 308 of the Public records of Broward County, Florida and O.R. Book 6865 at Page 322 of the Public records of Broward County, Florida says that Sunshine City Management Association, Inc. is owed the following fees.

- 1. Monthly/Management Fees 2/1/2013-10/1/2016 \$2,925.00
- 2. Legal/Recording Fees \$ 250.00

In addition, a lien for legal fees and costs is claimed, together with interest, and further additional fees as they shall become due, late fees if any interest as it accrues, and fees and costs of collection including attorney fees after said due date, up to and including the date of payment and Release of Claim of Lien

The Lienor claims this lien on the following described real property located in BROWARD COUNTY, FLORIDA:

Lot 17 Block 5, of Sunshine City, a Subdivision in Broward County, Florida according to the Plat thereof, recorded in Plat Book 76, at Page 34 of the Public Records of Broward County, Florida.

The Current Owner is: ROBINSON, KAETHE EST, 391 NW 134 AVE PLANTATION FL 33325

The amount due to the Lienor remains outstanding as of JAN 30, 2018

Signed Sealed and Delivered in the presence of:

Brigitte Gitta

 BRIGITTA GITTA
Joseph Gitta

 Joseph Gitta

Sunshine City Management Association, Inc.

By Max Edwards Jr. Secretary/Treasurer

Max Edwards Jr.

Who is personally known to the undersigned or who produced the following _____ as identification and who is known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same, for the purpose therein expressed.

Witness my hand and official seal in the County and State last aforesaid this 24 day of Jan 2018

Notary Public



Brigitte Gitta

(1)

STATE OF FLORIDA

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

CERTIFICATE OF DEATH
 FLORIDA

99 048418

LOCAL FILE NO.

1 DECEDENT'S NAME FIRST Kaethe MIDDLE LAST Robinson		2 SEX Female	
3 DATE OF DEATH (Month, Day, Year)	4 SOCIAL SECURITY NUMBER	5a AGE Last Birthday (years) 65	5b UNDER 1 YEAR Months Days
6 DATE OF BIRTH (M., D., Yr.)	7 BIRTHPLACE (City and State or Foreign Country) Germany	8 WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yes or No) NO	
9a PLACE OF DEATH (Check only one, see instructions on other side) HOSPITAL <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA OTHER <input type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input type="checkbox"/> Other (Specify)		9b INSIDE CITY LIMITS? (Yes or No) Yes	
9c FACILITY NAME (If not institution, give street or J number) Memorial Regional Hospital - Hospice		9d CITY, TOWN, OR LOCATION OF DEATH Hollywood	9e COUNTY OF DEATH Broward
10a DECEDENT'S USUAL OCCUPATION Housewife	10b KIND OF BUSINESS/INDUSTRY Own Home	11 MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify) Married	12 SURVIVING SPOUSE (If wife, give maiden name) Richard M. Robinson
13a RESIDENCE - STATE Florida	13b COUNTY Broward	13c CITY, TOWN, OR LOCATION Plantation	13d STREET AND NUMBER 391 NW 134th Ave.
14a INSIDE CITY LIMITS? (Yes or No) Yes	14b ZIP CODE 33325	14 WAS DECEDENT OF HISPANIC OR HAITIAN ORIGIN? (Specify No or Yes - If Yes, SPECIFY: Mexican, Cuban, Mexican Puerto Rican, etc.) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	15 RACE - American Indian, Black, White, etc. Specify White
16 DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary/Secondary 12 College/11-A or 5-12		17 FATHER'S NAME (First, Middle, Last) Hans Liebl	
18 MOTHER'S NAME (First, Middle, Maiden Surname) Rosa Gruber		19a INFORMANT'S NAME (Type/Print) Richard M. Robinson	
19b MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) 391 NW 134th Ave., Plantation, Florida 33325		20a METHOD OF DISPOSITION <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)	
20b PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) ABCO Crematory		20c LOCATION - City or town, State Ft. Lauderdale, Florida	
21a SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH <i>Ken's Note</i>		21b LICENSE NUMBER (of Licensee) 3830	21c NAME AND ADDRESS OF FACILITY Alternative Funeral and Cremation Care 1680 N. State Rd. 7, Hollywood, FL 33021
22a To the best of my knowledge, death occurred at the time, date and place, and due to the (Signature and Title) <i>Neil Styler DO</i>	22b DATE SIGNED (Mo., Day, Yr.)		22c HOUR OF DEATH
	23a On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the (Signature and Title) <i>Neil Styler DO</i>		23b DATE SIGNED (Mo., Day, Yr.)
	23c HOUR OF DEATH		23d MEDICAL EXAMINER'S CASE #
24 NAME AND ADDRESS OF CERTIFIER (Physician, Medical Examiner) (Type or Print) Neil Styler, DO 6738 W. Sunrise Blvd. #103 Plantation, FL			
25 SUBREGISTRAR - SIGNATURE AND DATE <i>Ken Jones</i>		25b LOCAL REGISTRAR - SIGNATURE <i>Kevin M. Murray</i>	

VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

Ken Jones, State Registrar

Date Issued: [Redacted]

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.
 WARNING: THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



* 3 3 9 0 9 5 3 5 *

*Prepared by
- Georgia D. Lutz*

88316412

WARRANTY DEED

THIS INDENTURE, made this 31 day of March, 1988, between SUNSHINE CITY LAND DEVELOPMENT CORP., a Florida corporation, having its principal place of business at 495 Commodore Drive, Plantation, Broward County, Florida, hereinafter called the GRANTOR,* and Kaethe Robinson

whose permanent mailing address is:
391 N.W. 134 Avenue, Plantation

of the County of Broward, State of Florida, hereinafter referred to as GRANTEE,*

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

W I T N E S S E T H :

That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable considerations, to it in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE the following described land, situate, lying and being in the County of Broward, State of Florida, to wit:

Lot 17, Block 5, of SUNSHINE CITY, a subdivision in Broward County, Florida, according to the Plat thereof, recorded in Plat Book 76, at Page 34 of the Public Records of Broward County, Florida, EXCLUDING, HOWEVER, those certain gas lines, telephone lines, sprinkler lines, TV cable and accessories thereto running through the aforesaid premises, including alterations and additions thereto as may be made from time to time.

Subject to the following:

1. Easements contained in the Plat of Chambers Land Company as recorded in Plat Book 1, Page 5A of the Public Records of Broward County, Florida.
2. Easements contained in the Plat of Sunshine City, as recorded in Plat Book 76 at Page 34 of the Public Records of Broward County, Florida.
3. Declaration of Covenants, Restrictions, Limitations, Conditions, Charges and Uses, filed January 10, 1977 in Official Records Book 6865 at Page 283 of the Public Records of Broward County, Florida.
4. Management Agreement by and between Sunshine City Land Development Corp. and Sunshine City Management Association, Inc., filed January 10, 1977 in Official Records Book 6865 at Page 322 of the Public Records of Broward County, Florida.
5. Gas Service Agreement between Dade Gas Company, Sunshine City Management Corporation and Sunshine City Sales Corporation, recorded in Official Records Book 5037 at Page 670 of the Public Records of Broward County, Florida.
6. Easement Deed to Dade Gas Company, filed January 22, 1973 in Official Records Book 5134 at Page 875 of the Public Records of Broward County, Florida.
7. Zoning and other governmental regulations and prohibited uses; and easements, restrictions and reservations of record.
8. Taxes for the year 19 87 and subsequent years.

GRANTEE, by the acceptance of this Deed accepts the covenants, conditions, restrictions, terms and provisions of the Declaration of Covenants, Restrictions, Limitations, Conditions, Charges and Use and the Management Agreement, both more particularly set forth hereinabove; GRANTEE agrees to comply therewith and to be bound thereby; GRANTEE acknowledges the lien on GRANTEE'S property as security for performance as provided in the above said instruments.

The GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

95.70 has been Paid
in Broward County for Documentary
Stamp Tax as required by law.
Charles H. ...

Aug 9 2 27 PM 1988

BK15678PC 330

Handwritten note:
Sunshine City Land Dev
133 N.W. 134 Ave. Pt
Plantation, Fla 33325

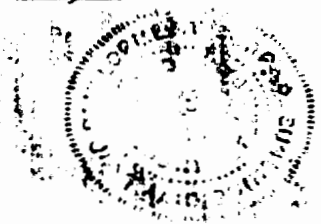
Handwritten:
900
1/15/88

IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

SUNSHINE CITY LAND DEVELOPMENT CORP.

James H. Johnson
George M. Lay
By: *Max W. Edwards, Pres.*
(CORPORATE SEAL)



STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Max W. Edwards, to me well known and known to me to be the Pres. of the corporation named herein as Grantor, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned; and that he executed same in the presence of two subscribing witnesses and affixed thereto the official seal of said corporation, and the said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 31 day of March, 1988.

George M. Lay
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC. 9, 1988
BONDED THROUGH GENERAL INS. CO.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK F5678PG 331

95-018461 T#001
01-13-95 11:53AM

\$ 52.50
DOCU. STAMPS-MTGE
\$ 30.00
INTANGIBLE TAX

RECV'D. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

WILL CALL
PRESTIGE TITLE & RESEARCH CO

NationsBank
NationsBank of Florida, N.A.

Mortgage and Security Agreement
LineOne® Equity

This instrument prepared by:

KARLA MUNGER
NationsBank of Florida, N.A.
400 N. Ashley Dr. 8th Floor
Tampa, FL 33602

Date 12/05/94

Mortgagor (Name(s) and mailing address):

RICHARD ROBINSON AND KAETHE ROBINSON, HIS WIFE
381 NW 134TH AVE
PLANTATION FL 33328

Mortgagee (Name(s) and mailing address):

NationsBank of Florida, N.A.
P.O. BOX 28041
GREENSBORO, NC 27420

Maximum principal indebtedness, including future advances, that may be secured hereby: Fifteen Thousand and no/100
(Maximum Credit Line)

Mortgaged Property:

LOT 17, BLOCK 6, OF SUNSHINE CITY, A SUBDIVISION IN BROWARD COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 76, AT PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCLUDING HOWEVER, THOSE CERTAIN GAS LINES, TELEPHONE LINES, SPRINKLER LINES, TV CABLE AND ACCESSORIES THERETO RUNNING THROUGH THE FORESAID PREMISES, INCLUDING ALTERATIONS AND ADDITIONS THERETO AS MAY BE MADE FROM TIME TO TIME.

BK23042PG0587

1. **Mortgage.** In consideration of Ten Dollars and other valuable considerations received by Mortgagor (named above), Mortgagor hereby, on the date stated above, mortgages to Mortgagee (named above) the mortgaged property described herein for the purposes identified below.

2. **Secured indebtedness; future advances; maximum amount and time.** This mortgage shall secure (a) the indebtedness of Mortgagor (and each of them, if more than one) to Mortgagee arising under the terms of the LineOne® Credit Agreement between Mortgagor and Mortgagee, (b) any future advances made by Mortgagee to Mortgagor (or any of them, if more than one), and (c) all other indebtedness of Mortgagor (and each of them, if more than one) to Mortgagee, however and wherever incurred or evidenced, whether primary, secondary, direct, indirect, absolute, contingent, sole, joint or several, due or to become due, or which may be hereafter contracted or acquired, whether arising in the ordinary course of business or otherwise. The total amount of indebtedness secured hereby may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the maximum principal amount specified above, plus interest thereon, and any disbursements made for the payment of taxes, levies, or insurance on the mortgaged property, and for maintenance, repair, protection, and preservation of the mortgaged property, with interest on such disbursements, all as provided in this mortgage. This mortgage shall not secure any future advances made more than fifteen years from the date hereof.

3. **Payment of secured indebtedness.** Mortgagor shall pay all indebtedness and perform all obligations secured hereby promptly when due. However, if any party signing this mortgage has not secured, endorsed, or guaranteed any promissory note or notes secured by this mortgage, then such party shall have no personal liability under or in connection with such promissory note or notes.

4. **Title covenants.** Mortgagor covenants that the mortgaged property is free from all encumbrances (other than this mortgage) except as may be specifically stated herein, that lawful title and good right to encumber the mortgaged property are vested in Mortgagor, and that Mortgagor hereby fully warrants the title to the mortgaged property and will defend the same against the lawful claims of all persons whomsoever.

5. **Improvements, fixtures, etc.** This mortgage extends to and shall encumber all buildings, improvements, fixtures or appurtenances now or hereafter erected or existing upon the mortgaged property, including all elevators and all gas, steam, electric, water, cooking, refrigerating, lighting, plumbing, heating, air conditioning, ventilation, and power systems, machines, appliances, fixtures, and appurtenances, even though they be detached or detachable, all of which shall be deemed part of the mortgaged property.

④
JW

6. **Maintenance and repair.** Mortgagor shall permit, commit, or suffer no waste, impairment, or deterioration of the mortgaged property. Mortgagor shall maintain the mortgaged property in good condition and repair. If Mortgagor fails to do so, then Mortgagee, without waiving the option to foreclose, may take some or all measures that Mortgagee reasonably deems necessary or desirable for the maintenance, repair, preservation, or protection of the mortgaged property, and any expenses reasonably incurred by Mortgagee in so doing shall become part of the indebtedness secured hereby, shall, at the option of Mortgagee, become immediately due and payable, and shall bear interest at the highest lawful rate specified in any note evidencing any indebtedness secured hereby. Mortgagee shall have no obligation to care for and maintain the mortgaged property, or, having taken some measures therefor, to continue the same or take other measures. If this mortgage covers a unit in a condominium or a planned unit development, Mortgagor shall perform all of Mortgagor's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the bylaws and regulation of the condominium or planned unit development and constituent documents.

7. **Hazard insurance.** If any buildings now or hereafter constitute part of the mortgaged property, Mortgagor shall keep the same insured against loss or damage by fire and other hazards included within the term "extended coverage", and against such other hazards as Mortgagee may require, in the full insurable value thereof (or such lesser amount as Mortgagee may authorize in writing), with an insurer of high financial reputation and to which Mortgagee has no reasonable objection. The policy or policies of insurance shall contain a standard mortgage clause in favor of Mortgagee and shall be delivered to Mortgagee. Mortgagor shall pay all premiums and charges for the maintenance and renewal of the insurance, and shall furnish Mortgagee with receipts and proofs thereof not less than ten days before the expiration thereof, without notice or demand from Mortgagee. If Mortgagor fails to do so, then Mortgagee, without waiving the option to foreclose, may obtain such insurance for the protection of the Mortgagee, and any expenses reasonably incurred by Mortgagee in so doing shall become part of the indebtedness secured hereby, shall, at the option of Mortgagee, become immediately due and payable, and shall bear interest at the highest lawful rate specified in any note evidencing any indebtedness secured hereby. In the event of loss, the insurance proceeds shall be applied by Mortgagee to the reduction of the indebtedness secured hereby, or to the restoration and repair of the mortgaged property, at the option of Mortgagee. Mortgagee shall have the full power to settle or compromise claims under all policies and to demand, receive, and receipt for all monies becoming payable thereunder. In the event of foreclosure of this mortgage or transfer of the mortgaged property in full or partial satisfaction of the indebtedness secured hereby, all interest of Mortgagor in the policy or policies of insurance (including any claim to proceed attributable to losses therefore occurring but not yet paid to Mortgagor) shall pass to the purchaser, grantee, or transferee.

8. **Rents and profits.** This mortgage shall extend to and encumber all rents, issues, profits, proceeds, and revenues derived from the mortgaged property, but Mortgagor may receive the same while this mortgage is not in default.

9. **Receiver.** If this mortgage falls into default, Mortgagee shall be entitled to the appointment of a receiver to take charge of the mortgaged property, and the rents, issues, profits, proceeds, and revenues arising therefrom, and hold the same subject to the direction of a court of competent jurisdiction, regardless of the solvency of Mortgagor or the adequacy of the security.

10. **Taxes, assessments, and liens.** Mortgagor shall pay all taxes, assessments, liens, and other charges upon or with respect to the mortgaged property before the same become delinquent, and shall furnish Mortgagee with receipts and proofs thereof at least ten days before the last day allowed for payment free from penalty, without notice or demand from Mortgagee. If Mortgagor fails to do so, then Mortgagee, without waiving the option to foreclose, may pay the same, together with any penalty that may have accrued thereon, and with any expense attending the same, including the reasonable charge for services of counsel, or for any person employed to aid in the discharge or in the matter of the adjustment thereof, or for advice in respect thereto, and any amounts so paid shall become part of the indebtedness secured hereby, shall, at the option of Mortgagee, become immediately due and payable, and shall bear interest at the highest lawful rate specified in any note evidencing any indebtedness secured hereby.

11. **Inspection.** Mortgagee and Mortgagee's representatives may enter upon the mortgaged property for inspection at all reasonable times and in a reasonable manner, both before and after default.

12. **Eminent domain.** This mortgage extends to and shall encumber any judgments, awards, damages, and settlements hereafter rendered or paid and resulting from condemnation proceedings with respect to the mortgaged property or the taking of the mortgaged property or any part thereof under the power of eminent domain, and Mortgagee may require that any sums payable to Mortgagor and arising out of the power of eminent domain with respect to the property shall be applied to the indebtedness secured hereby.

13. **Enforcement and collection expenses.** Mortgagor shall pay all expenses including attorney's fees, reasonably incurred by Mortgagee with respect to collection of the indebtedness secured hereby or enforcement of Mortgagee's rights hereunder (including foreclosure or other litigation expenses and also including such costs and attorney's fees as may be incurred on appeal), arising out of any default by Mortgagor, and the amount thereof shall become part of the indebtedness secured hereby, shall, at the option of Mortgagee, become immediately due and payable, and shall bear interest at the highest lawful rate then in effect.

14. **Acceleration upon default.** If Mortgagor fails to pay any indebtedness secured hereby promptly when due, or if Mortgagor materially breaches any other covenant herein or in the LincOne® Credit Agreement or otherwise materially defaults hereunder, then Mortgagee may declare all indebtedness secured hereby to be accelerated and immediately due and payable. Mortgagee's failure to declare an acceleration shall not impair the right to do so in the event of a continuing or subsequent breach or default.

15. **Acceleration upon transfer of mortgaged property.** If all or any part of the mortgaged property or an interest therein is sold or transferred by Mortgagor in any manner whatsoever, Mortgagee may, at Mortgagee's option, declare all of the sums secured by this mortgage to be accelerated and immediately due and payable. Mortgagee's right to accelerate this mortgage upon any sale or transfer of the mortgaged property or any interest therein is included in this mortgage as a material inducement to Mortgagee's making the loan or loans secured hereby and has been relied upon by Mortgagee in establishing the terms and conditions thereof; accordingly, the limitations contained in this paragraph shall be strictly construed against the Mortgagor and Mortgagee's successor(s) in interest and in favor of Mortgagee.

16. **No Waiver.** No delay by Mortgagee in exercising any option, right, or remedy hereunder or otherwise afforded by law shall waive or preclude the exercise thereof during the continuance of any breach or default hereunder. No waiver by Mortgagee of any provision, breach, or default shall be a waiver of any other provision or a consent to any subsequent breach or default.

17. **Default under other mortgages.** If the mortgaged property or any part thereof is now or hereafter encumbered by any other mortgage held by Mortgagee, then, at the option of Mortgagee, any default hereunder shall also be a default under each and all of such other mortgages, and any default under any of such other mortgages shall also, at Mortgagee's option, be a default hereunder. Any default by Mortgagor in any term, covenant, or provision of any other mortgage held by any other party that may now or hereafter encumber the mortgaged property, or any part thereof, shall, at the option of Mortgagee, also constitute a default hereunder.

18. **Extensions, leniencies, and releases.** Mortgagee may grant extensions of time for payment and other leniencies with respect to any indebtedness secured hereby, and may waive or fail to enforce any of Mortgagee's rights hereunder, and may release a portion or portions of the mortgaged property from the lien hereof, without releasing or diminishing the obligation or liability of any person constituting Mortgagor, or any guarantor or endorser.

19. **Subrogation.** Mortgagee shall be subrogated to the lien (notwithstanding its release of record) of any vendor, mortgagee, or other lienholder paid or discharged by the proceeds of any loan or advance made by Mortgagee to Mortgagor and secured hereby.

20. **General provisions.** The singular shall include the plural and any gender shall be applicable to all genders when the context permits or implies. If more than one person constitutes Mortgagor, their covenants and obligations hereunder shall be joint and several. Mortgagee's rights expressed herein are in addition to and cumulative of any other rights and remedies provided by law. When the context permits, the terms "Mortgagor" and "Mortgagee" shall extend to and include their respective heirs, legal representatives, successors, and assigns. Any agreement hereafter made by Mortgagor and Mortgagee pursuant to this mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance. Time is of the essence.

EXHIBIT 'A'

LOT 17, BLOCK 8, OF SUNSHINE CITY, A SUBDIVISION IN BROWARD COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 76, AT PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCLUDING HOWEVER, THOSE CERTAIN GAS LINES, TELEPHONE LINES, SPRINKLER LINES, TV CABLE AND ACCESSORIES THERETO RUNNING THROUGH THE AFORESAID PREMISES, INCLUDING ALTERATIONS AND ADDITIONS THERETO AS MAY BE MADE FROM TIME TO TIME.

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

BK 23042PG0590

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PREPARED BY AND RETURN TO:
HANK BREITENKAM, UTILITIES DIRECTOR
CITY OF PLANTATION UTILITIES DEPARTMENT
CITY OF PLANTATION
400 NW 73RD AVE
PLANTATION, FL 33317

TAX FOLIO NO.: 5040 02 03 1070

RESOLUTION NO. 10235

A RESOLUTION CONFIRMING A PLANTATION CITY LIEN OF UTILITIES SERVICE CHARGES FOR THE FOLLOWING DESCRIBED PROPERTY (HEREIN, THE "PROPERTY"):

SUNSHINE CITY 76-34 B LOT 17 BLK 5 (MORE COMMONLY KNOWN AS 391 NW 134 AVE. PLANTATON, FL. 33325-2102)

NAME: Robinson, Kaethe Est % Richard Robinson

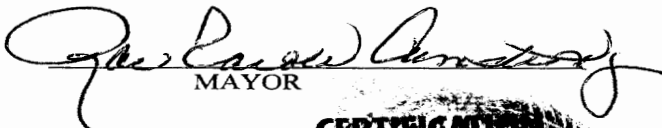
BE IT RESOLVED BY THE CITY OF PLANTATION THAT:

SECTION 1: Chapter 159, Florida Statutes, provided to Plantation a lien on all lands or premises serviced by the City water or wastewater system for all service charges for such utilities until paid, which liens are prior to all other liens on such lands except the lien of state, county, and municipal taxes. Sec. 29-171 of the City Code generally provides for the recovery of attorneys' fees and all costs incurred if the City prevails in litigation foreclosing the statutory lien securing payment of water or wastewater liens pursuant to Chapter 159, Florida Statutes. The City of Plantation has furnished utilities services to the **PROPERTY** (as described in the title to this Resolution) and there are unpaid and delinquent service charges and other sums; consequently, the City of Plantation hereby claims a lien for the same on the **PROPERTY** pursuant to law.

SECTION 2: This Resolution shall take effect immediately upon passage by the City Council and signature by the Mayor. The City Clerk is hereby instructed to record immediately a certified copy of this Resolution in the Public Records of Broward County, Florida.

PASSED AND ADOPTED by the City Council this 2nd day of April, 2008.

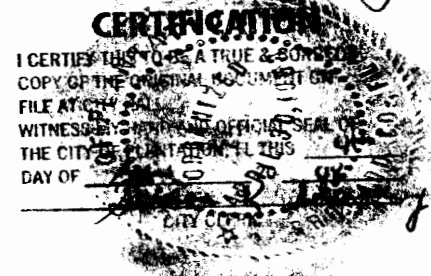
SIGNED by the Mayor this 3rd day of April, 2008


MAYOR

ATTEST:


CITY CLERK

Please Return To:
Susan Slattery
City Clerk's Office
City of Plantation
400 NW 73 Avenue
Plantation, FL 33317

CERTIFICATION
I CERTIFY THIS TO BE A TRUE & CORRECT COPY OF THE ORIGINAL DOCUMENT ON FILE AT CITY HALL.
WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF PLANTATION, FL THIS 4th DAY OF April, 2008


①

PREPARED BY:
CODE ENFORCEMENT OFFICE
CITY OF PLANTATION
451 NW 70th TERRACE
PLANTATION, FL 33317
TELEPHONE: 954-797-2267

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE15-01369

Petitioner,

vs.

ROBINSON,KAETHE EST
% RICHARD ROBINSON

Respondent.

SUPPLEMENTAL ORDER/CLAIM OF LIEN

The City of Plantation, Special Magistrate, 400 NW 73rd Avenue, Plantation, Florida 33317, after due notice to the Respondent, and the Respondent's Agent not appearing at the hearing herein, and the Special Magistrate having heard testimony at the Hearing to Confirm Fine held on August 20, 2015 and based on the evidence, the Special Magistrate enters the following findings of fact and order.

1. That the Special Magistrate did issue a Final Order on June 18, 2015 on the above captioned case commanding the Respondent, ROBINSON, KAETHE EST % RICHARD ROBINSON to bring the violation of the City of Plantation, Code of Ordinances, as to SECTION 11-8 into compliance on or before July 3, 2015 or pay a fine in the amount of \$50.00 per day for each day of non-compliance hereafter.

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida to wit:

STREET ADDRESS: 391 NW 134 AVENUE, PLANTATION, FLORIDA

LEGAL DESCRIPTION FOR PROPERTY ID #5040 02 03 1070

SUNSHINE CITY 76-34 B LOT 17 BLK 5

3. That the Respondent, ROBINSON, KAETHE EST % RICHARD ROBINSON did not comply with the Final Order on or before the date specified therein.

4. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that the fine of \$50.00 per day for violation of City of Plantation Code of Ordinances, SECTION 11-8 as specified in said

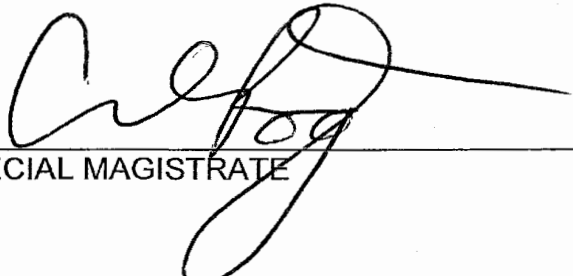


Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the Respondent, ROBINSON, KAETHE EST % RICHARD ROBINSON shall comply with said Final Order, plus the recovery of reasonable attorney's fees and costs in any foreclosure of the lien.

5. The fine confirmed above shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondent, ROBINSON, KAETHE EST % RICHARD ROBINSON in any county wherein a certified copy of this Supplemental Order/Claim of Lien is recorded.

6. If the fine is not satisfied within 90 days from the date of this Order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this order.

DONE AND ORDERED on this 20th day of August, 2015.



SPECIAL MAGISTRATE

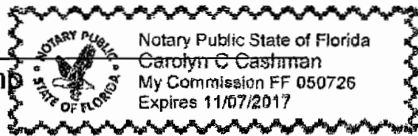
STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me on this 20th day of August, 2015 by CRAIG ROGERS, the Special Magistrate of the City of Plantation, who is personally known to me.

Carolyn C. Cashman
Notary Signature

Carolyn C. Cashman
Printed Name of Notary

Notary Stamp



RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed Order was received by the Principal Office Assistant and entered into the Case Docket (Public Record) this 21st day of August, 2015.

Theresa Alexandrich
Principal Office Assistant

CERTIFICATION
I CERTIFY THIS TO BE A TRUE & CORRECT
COPY OF THE ORIGINAL DOCUMENT ON
FILE AT CITY HALL
WITNESS MY HAND AND OFFICIAL SEAL OF
THE CITY OF PLANTATION, FL THIS 25
DAY OF August 2015
Jason R. [Signature]
CITY CLERK

5

Please Return To:
Susan Slattery
City Clerk's Office
City of Plantation
400 NW 73 Avenue
Plantation, FL 33317

RESOLUTION NO. 12208

A RESOLUTION ASSESSING A LIEN ON CERTAIN
PROPERTY FOR THE COST TO THE CITY OF PLANTATION
OF ITS MOWING AND CLEARING SAID PROPERTY:

WHEREAS, proper notice was given via posting and U.S. Mail to the owner of the property hereinafter referred to for the mowing and clearing of the same; and,

WHEREAS, the owner of said property did not effect the mowing and clearing of the same and it was necessary for the City to so mow and clear the same; and,

WHEREAS, the owner of said property has been subsequently properly notified that the property was mowed and cleared by the City, and that a special assessment lien was going to be levied against said property unless valid objections thereto were made on or before 7:30 p.m. on the 13th day of January, 2016 at the City Council meeting at City Hall, Plantation, Florida, and no valid objections were made by any of said property owner on or before said time and place; and,

WHEREAS, said work performed by the City constituted a special benefit to said property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA THAT:

SECTION 1: A special assessment lien be and the same is hereby levied, confirmed and ratified against the following property in accordance with the special assessment list:

Legal Description: SUNSHINE CITY 76-34 B LOT 17 BLK 5
Address: 391 NW 134 AVENUE, PLANTATION, FL
Folio Number: #5040 02 03 1070
Owner reflected by Tax Rolls: ROBINSON, KAETHE EST % RICHARD ROBINSON
Case Number: CE15-02681

SECTION 2: The principal amount of the special assessment is ONE HUNDRED FIFTY DOLLARS AND NO/XX (\$150.00) PLUS TWENTY FIVE DOLLARS AND NO/XX (\$25.00) ADMINISTRATIVE FEE - FOR A TOTAL OF ONE HUNDRED SEVENTY FIVE DOLLARS AND NO/XX (\$175.00). Interest on this principal amount shall accrue at a simple rate of eight percent (8%) per annum from the date of this Resolution.

12

SECTION 3: Such assessment shall, from the date of this Resolution, constitute a lien on the respective property or parcels of land or other real property upon which they are levied, superior to all other liens, except those for City and County taxes. In the event of litigation to defend, enforce, or collect this assessment, the City shall recover its reasonable attorney's fees and costs.

SECTION 4: This Resolution shall take effect immediately upon passage by the City Council and signature by the Mayor.

PASSED AND ADOPTED by the City Council this 13th day of JANUARY, 2016.

SIGNED by the Mayor this 14th day of JANUARY, 2016.

Deane Velti Bendekova
MAYOR

ATTEST:

Susana K Slattery
CITY CLERK

APPROVED _____ DATE _____

REQUESTED BY: _____

DEPT. OK: _____

ADMIN. OK: _____

ATTY. OK: _____

AS TO FORM ONLY

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01/07/2016

CERTIFICATION

I CERTIFY THIS TO BE A TRUE & CORRECT
COPY OF THE ORIGINAL DOCUMENT ON
FILE AT CITY HALL.
WITNESS MY HAND AND OFFICIAL SEAL OF
THE CITY OF PLANTATION, FL THIS 14th
DAY OF January 2016

Susana K Slattery
CITY CLERK

Please Return To:
Susan Slattery
City Clerk's Office
City of Plantation
400 NW 73 Avenue
Plantation, FL 33317

RESOLUTION NO. 12248

A RESOLUTION ASSESSING A LIEN ON CERTAIN
PROPERTY FOR THE COST TO THE CITY OF PLANTATION
OF ITS MOWING AND CLEARING SAID PROPERTY:

WHEREAS, proper notice was given via posting and U.S. Mail to the owner of the property hereinafter referred to for the mowing and clearing of the same; and,

WHEREAS, the owner of said property did not effect the mowing and clearing of the same and it was necessary for the City to so mow and clear the same; and,

WHEREAS, the owner of said property has been subsequently properly notified that the property was mowed and cleared by the City, and that a special assessment lien was going to be levied against said property unless valid objections thereto were made on or before 7:30 p.m. on the 13th day of April, 2016 at the City Council meeting at City Hall, Plantation, Florida, and no valid objections were made by any of said property owner on or before said time and place; and,

WHEREAS, said work performed by the City constituted a special benefit to said property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA THAT:

SECTION 1: A special assessment lien be and the same is hereby levied, confirmed and ratified against the following property in accordance with the special assessment list:

Legal Description: SUNSHINE CITY 76-34 B LOT 17 BLK 5
Address: 391 NW 134 AVENUE, PLANTATION, FL
Folio Number: #5040 02 03 1070
Owner reflected
by Tax Rolls: ROBINSON, KAETHE EST
Case Number: CE16-00394

SECTION 2: The principal amount of the special assessment is ONE HUNDRED FIFTY DOLLARS AND NO/XX (\$150.00) PLUS TWENTY FIVE DOLLARS AND NO/XX (\$25.00) ADMINISTRATIVE FEE - FOR A TOTAL OF ONE HUNDRED SEVENTY FIVE DOLLARS AND NO/XX (\$175.00). Interest on this principal amount shall accrue at a simple rate of eight percent (8%) per annum from the date of this Resolution.

2

SECTION 3: Such assessment shall, from the date of this Resolution, constitute a lien on the respective property or parcels of land or other real property upon which they are levied, superior to all other liens, except those for City and County taxes. In the event of litigation to defend, enforce, or collect this assessment, the City shall recover its reasonable attorney's fees and costs.

SECTION 4: This Resolution shall take effect immediately upon passage by the City Council and signature by the Mayor.

PASSED AND ADOPTED by the City Council this 13th day of APRIL, 2016.

SIGNED by the Mayor this 14th day of APRIL, 2016.

Diane Peltz Bendekow
MAYOR

ATTEST:

Susan K Slattery
CITY CLERK

APPROVED _____ DATE _____
REQUESTED BY: _____
DEPT. OK: _____
ADMIN. OK: _____
ATTY. OK: _____
AS TO FORM ONLY

G:\WPFILES\CLIENTS\PLNT\RES\Lot Mowing res form.doc
03/31/2016

CERTIFICATION
I CERTIFY THIS TO BE A TRUE & CORRECT
COPY OF THE ORIGINAL DOCUMENT ON
FILE AT CITY HALL
WITNESS MY HAND AND OFFICIAL SEAL OF
THE CITY OF PLANTATION FL THIS
DAY OF April 2016
Susan K Slattery
CITY CLERK

This instrument prepared by: Max Edwards
13331 NW 5th St Plantation FL 33325

CLAIM OF LIEN

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority duly authorize in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared **MAX EDWARDS JR., as the Secretary/Treasury of Sunshine City Management Association, Inc. a Florida Corporation, whose post office address is 495 Commodore Drive, Plantation, Florida 33325** and the Pursuant to Management Agreement by and between Sunshine City Land Development Corporation and Sunshine City Management Association, Inc. a copy of which is recorded as Exhibit "A" to the Declaration of Covenants, Restrictions, Limitations Conditions, Charges and Uses Covering Real Property described therein recorded O.R. Book 6865 at Page 308 of the Public records of Broward County, Florida and O.R. Book 6865 at Page 322 of the Public records of Broward County, Florida says that Sunshine City Management Association, Inc. is owed the following fees.

- 1. Monthly/Management Fees 10/1/2011-10/1/2016 \$3,900.00
- 2. Legal/Recording Fees \$ 250.00

In addition, a lien for legal fees and costs is claimed, together with interest, and further additional fees as they shall become due, late fees if any interest as it accrues, and fees and costs of collection including attorney fees after said due date, up to and including the date of payment and Release of Claim of Lien

The Leinor claims this lien on the following described real property located in BROWARD COUNTY, FLORIDA:

Lot 17 Block 5, of Sunshine City, a Subdivision in Broward County, Florida according to the Plat thereof, recorded in Plat Book 76, at Page 34 of the Public Records of Broward County, Florida.

The Current Owner is: ROBINSON, KAETHE EST, 391 NW 134 AVE PLANTATION FL 33325

The amount due to the Lienor remains outstanding as of **Oct 17, 2016**

Signed Sealed and Delivered in the presence of:

[Signature]
 HALEY MOORE
[Signature]
 ANITA GIOVINA ZU

Sunshine City Management Association, Inc.

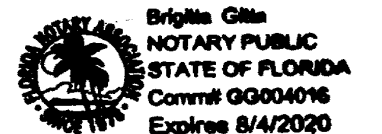
By Max Edwards Jr. Secretary/Treasurer

[Signature]

Who is personally known to the undersigned or who produced the following _____ as identification and who is known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same, for the purpose therein expressed.

Witness my hand and official seal in the County and State last aforesaid this 3 day of Feb 2016

Notary Public



[Signature]

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

DATE: March 1st, 2018

PROPERTY ID # 504002-03-1070 (TD # 38635)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 391 NW 134 AVENUE, PLANTATION FL 33325 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 March 30, 2018\$11,082.64

Or

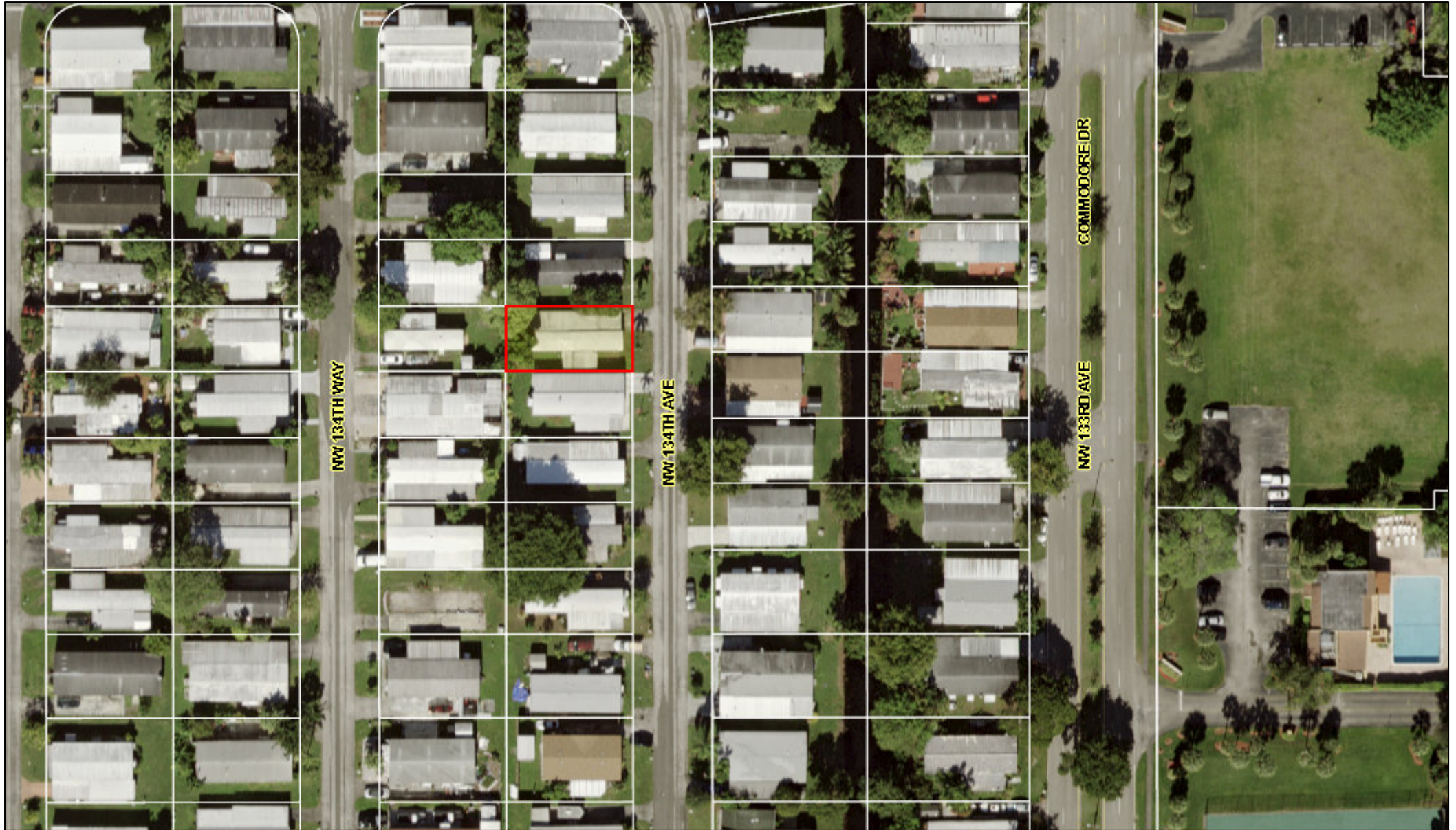
* Amount due if paid by April 17, 2018\$11,205.64

*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 April 18, 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



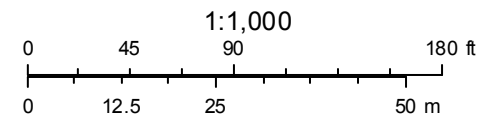
NW 134TH WAY

NW 134TH AVE

NW 133RD AVE

COMMODORE DR

February 14, 2018



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City, St.

**TD 38635 APR 2018 WARNING
CITY OF PLANTATION
ATTN ANNA C OTINIANO.
FINANCE DIRECTOR
400 NW 73 AVE
PLANTATION, FL 33317**

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**TD 38635 APR 2018 WARNING
ROBINSON, KAETHE EST
391 NW 134 AVENUE,
PLANTATION FL 33325**

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

See Reverse for Instructions

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City, St

**TD 38635 APR 2018 WARNING
LAND VALUE HOLDINGS, INC
10242 NW 47 STREET, SUITE 10
SUNRISE, FL 33351**

7017 0660 0000 3734 0730

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Sent To	TD 38635 APR 2018 WARNING
Street	KAETHE GIAQUINTO,
City, St	1 LYON PL, WORCHESTER, MA 01604.

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- Adult Signature Restricted Delivery \$ _____

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Street and

City, State

TD 38635 APR 2018 WARNING
KAREN E CLAY,
4021 SHAND DR,
MOBILE, AL 36605-4543

7017 0660 0000 3724 1065

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City

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577 CASEYS XING,
WINDER, GA 30680-3899

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**TD 38635 APR 2018 WARNING
ROY & CHARLOTTE ROBINSON,
9710 NW 75 STREET,
TAMARAC, FL 33321-1938**

7017 0660 0000 3734 1058

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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City, S _____

**TD 38635 APR 2018 WARNING
ROBINSON,KAETHE EST
577 CASEYS XING
WINDER GA 30680-3899**

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

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City, St

TD 38635 APR 2018 WARNING
ROBINSON,KAETHE EST
C/O RICHARD ROBINSON
391 NW 134TH AVE
PLANTATION, FL 33325

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- Adult Signature Required \$ _____
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City, Sta

**TD 38635 APR 2018 WARNING
SUNSHINE CITY MANAGEMENT
ASSOCIATION, INC.
C/O MAX EDWARDS JR
495 COMMODORE DR.
PLANTATION, FL 33325**

7017 0660 0000 3734 0693

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- Adult Signature Required \$ _____
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City

TD 38635 APR 2018 WARNING
EUGENE LORENZ
380 NW 134 AVE
PLANTATION, FL 33325

7017 0660 0000 3734 0754

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com

OFFICIAL USE

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

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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	\$ _____

Postmark
Here

Postage
\$ _____

Total P_c
\$ _____

Sent To
Street a
City, St.

TD 38635 APR 2018 WARNING
MAX W EDWARDS, JR, REGISTERED
AGENT OBO SUNSHINE CITY
MANAGEMENT ASSOCIATION, INC.
13331 NW 5TH ST
PLANTATION, FL 33325

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com

OFFICIAL USE

7017 0660 0000 3734 0716

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage \$ _____

Total \$ _____

Sent _____

Street _____

City, _____

TD 38635 APR 2018 WARNING
SUNSHINE CITY MANAGEMENT
ASSOCIATION, INC.
495 COMMODORE DR.
PLANTATION, FL 33317

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

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

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CITY OF PLANTATION
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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 Restricted Delivery	\$ _____

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CITY OF PLANTATION
CITY CLERK'S OFFICE
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PLANTATION, FL 33317

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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	\$ _____

Postage
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**TD 38635 APR 2018 WARNING
NATIONS BANK OF FLORIDA, N.A.
PO BOX 29041
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