



**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: 02/21/2018

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 02/20/2018

CERTIFICATE # 2013-12184

ACCOUNT # 494232090350

ALTERNATE KEY # 351620

TAX DEED APPLICATION # 38806

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 9, Block 4, ROOSEVELT GARDENS 3RD ADDITION, according to the plat thereof, as recorded in Plat Book 46, at Page 11, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 1211 NW 30 TERRACE, UNINCORPORATED FL 33311

OWNER OF RECORD ON CURRENT TAX ROLL:

JANICE & NOEL THOMAS

1211 NW 30 TER

FORT LAUDERDALE, FL 33311 (Matches Property Appraiser records)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JANICE THOMAS AND NOEL THOMAS

1211 NW 30TH TERRACE

FORT LAUDERDALE, FL 33311 (Per Deed)

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:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 32 09 0350

CURRENT ASSESSED VALUE: \$38,260

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2017-9809

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

No new documents found.

****Update search found no new recorded documents.**

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: 09/06/2017

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/05/2017

CERTIFICATE # 2013-12184

ACCOUNT # 494232090350

ALTERNATE KEY # 351620

TAX DEED APPLICATION # 38806

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 9, Block 4, ROOSEVELT GARDENS 3RD ADDITION, according to the plat thereof, as recorded in Plat Book 46, at Page 11, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 1211 NW 30 TERRACE, UNINCORPORATED FL 33311

OWNER OF RECORD ON CURRENT TAX ROLL:

JANICE & NOEL THOMAS

1211 NW 30 TER

FORT LAUDERDALE, FL 33311 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JANICE THOMAS AND NOEL THOMAS

OR: 46287, Page: 987

1211 NW 30TH TERRACE

FORT LAUDERDALE, FL 33311 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON FINANCIAL SERVICES, INC

AND OCEAN BANK

780 NW 42 AVE #300

MIAMI, FL 33126 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 32 09 0350

CURRENT ASSESSED VALUE: \$37,480

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2017-9809

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed	OR: 20600, Page: 571
Quit Claim Deed	OR: 35000, Page: 818
Quit Claim Deed	OR: 38524, Page: 49
Warranty Deed	OR: 43733, Page: 1739
Certificate of Title	OR: 45650, Page: 863
Quit Claim Deed	OR: 46287, Page: 986

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



Site Address	1211 NW 30 TERRACE, UNINCORPORATED FL 33311	ID #	4942 32 09 0350
Property Owner	THOMAS, JANICE & NOEL	Millage	0012
Mailing Address	1211 NW 30 TER FORT LAUDERDALE FL 33311	Use	01

Abbreviated Legal Description	ROOSEVELT GARDENS 3RD ADD 46-11 B LOT 9 BLK 4
--------------------------------------	---

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	\$13,200	\$59,980	\$73,180	\$39,060	
2017	\$13,200	\$48,030	\$61,230	\$38,260	\$720.10
2016	\$13,200	\$43,710	\$56,910	\$37,480	\$710.87

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$73,180	\$73,180	\$73,180	\$73,180
Portability	0	0	0	0
Assessed/SOH 10	\$39,060	\$39,060	\$39,060	\$39,060
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
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	\$14,060	\$14,060	\$14,060	\$14,060

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/19/2009	SWD-Q	\$54,900	46287 / 987	\$2.00	6,601	SF
5/19/2009	QCD-T	\$100	46287 / 986			
7/22/2008	CET-T	\$100	45650 / 863			
2/22/2007	WD-Q	\$199,900	43733 / 1739			
10/10/2004	QCD	\$100	38524 / 49			
				Adj. Bldg. S.F. (Card, Sketch)		1150
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1985/1984		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
01	4	1						
R	1							
1								



Site Address	1211 NW 30 TERRACE, UNINCORPORATED FL 33311	ID #	4942 32 09 0350
Property Owner	THOMAS,JANICE & NOEL	Millage	0012
Mailing Address	1211 NW 30 TER FORT LAUDERDALE FL 33311	Use	01

Abbreviated Legal Description	ROOSEVELT GARDENS 3RD ADD 46-11 B LOT 9 BLK 4
--------------------------------------	---

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$13,200	\$48,030	\$61,230	\$38,260	
2016	\$13,200	\$43,710	\$56,910	\$37,480	\$710.87
2015	\$13,200	\$40,830	\$54,030	\$37,220	\$712.27

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$61,230	\$61,230	\$61,230	\$61,230
Portability	0	0	0	0
Assessed/SOH 10	\$38,260	\$38,260	\$38,260	\$38,260
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
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	\$13,260	\$13,260	\$13,260	\$13,260

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/19/2009	SWD-Q	\$54,900	46287 / 987	\$2.00	6,601	SF
5/19/2009	QCD-T	\$100	46287 / 986			
7/22/2008	CET-T	\$100	45650 / 863			
2/22/2007	WD-Q	\$199,900	43733 / 1739			
10/10/2004	QCD	\$100	38524 / 49			
				Adj. Bldg. S.F. (Card, Sketch)		1200
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1985/1984		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
01	4	1						
R	1							
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #38806

**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:

THOMAS, JANICE
1211 NW 30 TERR
FT LAUDERDALE, FL 33311

THOMAS, NOEL
1211 NW 30TH TERRACE
FT LAUDERDALE, FL 33311

*1201 TERRACE LLC
3800 HILLCREST DR #211
HOLLYWOOD, FL 33021

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH
FLOOR
FORT LAUDERDALE, FL 33301

*BRODERICK, KERRYANN C
1221 NW 30 TERRACE
FT LAUDERDALE, FL 33311

BANK OF AMERICA, N.A. BY
SAXON MORTGAGE SERVICES,
INC., AS THEIR ATTORNEY IN
FACT,
4708 MERCANTILE DRIVE
NORTH
FORT WORTH, TX 76137

MAMIE ALICE THOMAS
4731 NW 11TH CT
LAUDERHILL, FL 33313

TAMIKO DARA KELLY
85 LAKE DR BLDG 15
NEWBURGH, NY 12550-5251

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 38806

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: 494232-09-0350
Certificate Number: 12184
Date of Issuance: 06/01/2014
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: ROOSEVELT GARDENS 3RD ADD
46-11 B
LOT 9 BLK 4

Name in which assessed: THOMAS, JANICE & NOEL
Legal Titleholders: THOMAS, JANICE & NOEL
1211 NW 30 TER
FORT LAUDERDALE, FL 33311

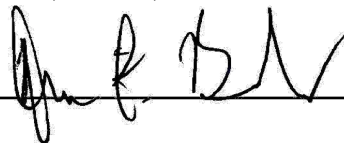
All of said property being in the County of Broward, State of Florida.

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: 26515.03

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

38608

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 14962

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

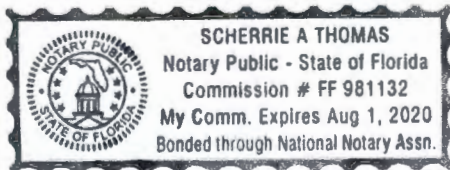
03/15/2018 03/22/2018 03/29/2018 04/05/2018

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 38806

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: 494232-09-0350
Certificate Number: 12184
Date of Issuance: 06/01/2014

Certificate Holder:
MIKON FINANCIAL SERVICES,
INC AND OCEAN BANK

Description of Property:
ROOSEVELT GARDENS 3RD ADD
46-11 B
LOT 9 BLK 4

Name in which assessed:
THOMAS, JANICE & NOEL

Legal Titleholders:
THOMAS, JANICE & NOEL
1211 NW 30 TER
FORT LAUDERDALE, FL 33311
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 suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 26515.03
401-314

3/15-22-29 4/5 18-115/0000301896B

BROWARD COUNTY SHERIFF'S OFFICE
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment:

Service Sheet #

11002

SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY

18-011759

BROWARD COUNTY, FL vs. THOMAS, JANICE, ETAL

DEFENDANT

TD 30880

TAX SALE NOTICE
TYPE OF WRIT

COUNTY/BROWARD
COURT

4/18/2018
HEARING DATE

THOMAS, JANICE &/OR THOMAS NOEL

1211 NW 30 TERRACE
FORT LAUDERDALE, FL 33311

Received this process on

Date

3/13/2018 3/13/18 ellam

14279

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

JULIE AIKMAN, SUPV.
Attorney

9884

☒ Served

☐ Not Served - see comments

3/13/18

Date

at

2:49pm

Time

On THOMAS, JANICE &/OR THOMAS NOEL, 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 Tax Deed Notice @ given address.

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:

E. Mitchell

D.S. 11002

ORIGINAL

E. Mitchell

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494232-09-0350 (TD #38806)

RECEIVED SHERIFF
2018 MAR 12 AM 8:25
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\$5,708.81

Or

* Amount due if paid by April 17, 2018\$5,777.93

*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

THOMAS, JANICE AND/OR
THOMAS, NOEL
1211 NW 30 TER
FORT LAUDERDALE, FL 33311

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

93171962

WARRANTY DEED

THIS INDENTURE made this 23RD day of April, 1993, between ROYALINE REALTY SOUTH, INC., a Florida Corporation, as Seller(s), of 3700 N.E. 45th Street, Fort Lauderdale, FL 33308, GRANTOR*, and CELESTINE MANUEL, a single woman and MELVIN MANUEL, a single man, as Joint Tenants with Right of Survivorship, as Buyer(s), of 1211 N.W. 30TH TERRACE, FORT LAUDERDALE, FL 33311, GRANTEE*.

PARCEL IDENTIFICATION #: 923209035

GRANTEE* SOCIAL SECURITY NUMBER(S):
[REDACTED] and [REDACTED]

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs forever the following described land located in the County of Broward, State of Florida, to wit:

Lot 9, Block 4, of ROOSEVELT GARDENS, THIRD ADDITION, according to the Plat thereof, as recorded in Plat Book 46, Page 11, of the Public Records of Broward County, Florida.

SUBJECT TO (1) Zoning and/or restrictions and prohibitions imposed by governmental authority; (2) Restrictions, Easements and other matters appearing on the Plat and/or common to the subdivision; and (3) Taxes for the year 1993 and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 23RD day of April, 1993.

Witnesses:

ROYALINE REALTY SOUTH, INC.

[Signature]
Printed Name: K. S. BURDICK

BY: [Signature]
JOHN KUDRON, PRESIDENT

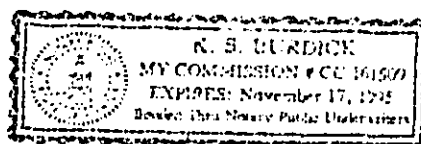
[Signature]
Printed Name: LESA ZEMAN

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 23RD day of April, 1993 by JOHN KUDRON, PRESIDENT of ROYALINE REALTY SOUTH, INC., a Florida Corporation, who is personally known to me and who did not take an oath.

Stamps \$ 434.00 Tax \$ E
RECEIVED in Broward Co. as required by
[Signature]
Notary Public

[Signature]
Notary Public, State of Florida
My commission expires:



93 APR 27 PM 3 39

BK20600PG0571

RECORD AND RETURN TO: LIGHTHOUSE POINT TITLE AND
ESCROW COMPANY, 225 N.W. 11th Street, Suite 1550,
POMPANO BEACH, FL 33062 93-1282 manual

Prepared by: [Signature]
K. S. BURDICK

9

W/C TRI-COUNTY for--

Record and Return to:

TERRA TITLE CORP.

701 W. Cypress Creek Rd, Ste 303

Fort Lauderdale, Florida 33309

(954) 771-1195 T 04 10 588

File: PREPARED BY AND RETURN TO:

KEVIN JOSEPH

4221 NW 38th Terrace

Lauderdale Lakes, FL 33309

Parcel ID Number: 9232-09-035

Grantee #1 TIN:

Grantee #2 TIN:

Quitclaim Deed

This Quitclaim Deed, Made this 10 day of October, 2004 A.D., Between
-CELESTINE MANUEL, a single woman

of the County of Broward, State of Florida, grantor, and
KEVIN JOSEPH, a single man

whose address is: 1211 NW 30th Terrace, Ft. Lauderdale, FL 33311

of the County of BROWARD, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has
granted, bargained and quitclaimed to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of BROWARD State of Florida to wit:
Lot 9, Block 4, ROOSEVELT GARDENS, Third Addition, according to the
plat thereof, as recorded in Plat Book 46, at Page 11, of the Public
Records of BROWARD County, Florida.

The preparer of this instrument was neither furnished with, nor
requested to review, an abstract on the described property and
therefore expresses no opinion as to condition of title.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise
appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for
the use, benefit and profit of the said grantees forever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Samuel A. Williams

Witness my

Celestine Manuel (Seal)
CELESTINE MANUEL
P.O. Address: 1211 NW 30th Terrace, Ft. Lauderdale, FL 33311

Printed Name: Rebecca Mathis
Witness on

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 10 day of October (10), 2004 by
CELESTINE MANUEL,

she is personally known to me or she has produced her Florida driver's license as identification.

Samuel E. Kelly
Printed Name: SE Kelly
Notary Public
My Commission Expires: February 03, 2006

Prepared by and return to:

Gareth Howard Bullock

Attorney at Law

Allegiant Title Services, Inc.

8358 W Oakland Park Blvd Suite 301

Sunrise, FL 33351

954-578-2760

File Number: 07BR0234

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

THIS DEED IS NOT EFFECTIVE UNTIL February 28, 2007

This Warranty Deed made this 22nd day of February, 2007 between Kevin Joseph, a single man whose post office address is 1211 NW 30 Terrace, Fort Lauderdale, FL 33311, grantor, and Euton Jones, a single man whose post office address is 613 SW 20th Terrace, Fort Lauderdale, FL 33312, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 9, Block 4, ROOSEVELT GARDENS, Third Addition, according to the plat thereof, as recorded in Plat Book 46, at Page 11, of the Public Records of BROWARD County, Florida.

Parcel Identification Number: 4942 32 09 0350

Subject to taxes for 2007 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2006**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Cherene Wilkerson

Witness Name: Sandy Ann Blake

Kevin Joseph (Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 22nd day of February, 2007 by Kevin Joseph, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Caroline Jean Paul

My Commission Expires: _____

Caroline Jean Paul
Commission # DD444891
Expires: JUNE 26, 2009
Bonded thru Atlantic Bonding Co., Inc

BARBARA DAVIS
\$0.70
\$100.00

4942 32 09 0350
78

IN THE CIRCUIT COURT OF THE 17th JUDICIAL CIRCUIT
IN AND FOR Broward COUNTY

Wells Fargo Bank National Association, as
Trustee for Bank Of America ABFC 2005-HE2
Plaintiff,

CASE NO. 2008 CA 008084 (13)

GENERAL JURISDICTION DIVISION

-vs-

Euton Jones; Mortgage Electronic Registration
Systems, Inc. As Nominee for GE Money
Bank; King Motor Company of Fort
Lauderdale; Unknown Parties in Possession
#1; Unknown Parties in Possession #2; et.al
Defendant(s).

CIRCUIT CIVIL
08 JUL 22 PM 2:48
FILED FOR RECORD
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLA.

CERTIFICATE OF TITLE

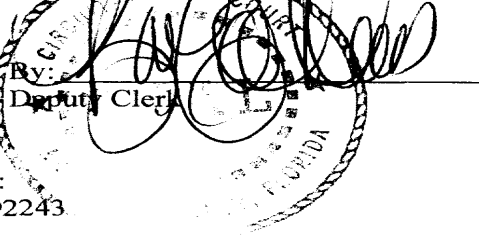
THE UNDERSIGNED, HOWARD FORMAN, Clerk of the Court certifies that he
executed and filed a Certificate of Sale in this action on July 9, 2008, for the
property described herein and that no objections to the sale have been filed within the time
allowed for filing objections. The following property in Broward County, Florida:

LOT 9, BLOCK 4, ROOSEVELT GARDENS, THIRD ADDITION, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 11, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

Property Address: 1211 Northwest 30th Terrace, Fort Lauderdale, FL 33311 was sold to Wells
Fargo Bank National Association, as Trustee for Bank Of America ABFC 2005-HE2, c/o 4708
Mercantile Drive, Fort Worth, TX 76137.

WITNESS my hand and seal of this Court on July 22, 2008.

(seal) **HOWARD C. FORMAN**
Clerk of the Circuit Court

By: 
Deputy Clerk

FOLIO/PARCEL NO.: 4942 32 09 0350
THIS DOCUMENT WAS PREPARED BY:
SHAPIRO & FISHMAN - FILE NO.: 08-092243

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Certificate of Title was mailed on the 22 day of July, 2008, to:

SHAPIRO & FISHMAN, 2424 North Federal Highway, Suite 360, Boca Raton, Florida 33431

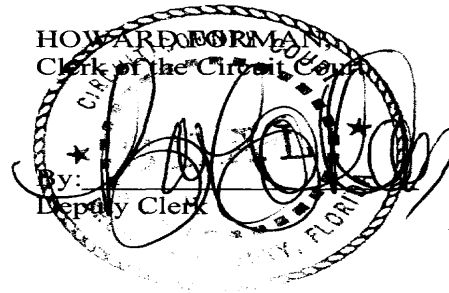
EUTON JONES, 4361 NORTHWEST 25TH STREET, LAUDERHILL, FL 33313

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GE MONEY BANK, C/O CT CORPORATION SYSTEM, R.A., 1200 SOUTH PINE ISLAND, PLANTATION, FL 33324

KING MOTOR COMPANY OF FORT LAUDERDALE, C/O RICARDO A. REYES, ESQUIRE; TOBIN & REYES, P.A., 5355 TOWN CENTER ROAD, THE PLAZA-SUITE 204, BOCA RATON, FL 33486

UNKNOWN PARTIES IN POSSESSION #1 N/K/A JOHN DOE, 1211 NORTHWEST 30TH TERRACE, FORT LAUDERDALE, FL 33311

UNKNOWN PARTIES IN POSSESSION #2, 1211 NORTHWEST 30TH TERRACE, FORT LAUDERDALE, FL 33311



08-092243

Prepared by, Record and Return to;
Brenda G. Van Nest
Federal Title Insurance Agency, Inc.
1193 South US 1, Rockledge, Florida 32955
Parcel ID No: 19232-09-03500
File #17976 A

Quit Claim Deed

Made this May 19th, 2009 A.D. by **Wells Fargo Bank National Association, as Trustee for Bank of America ABFC 2005-HE2**, hereinafter called the grantor, to **Bank of America, N.A.**, whose post office address is: **4708 Mercantile Drive North, Fort Worth, Texas 76137**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Broward County, Florida, viz:

Lot 9, Block 4, ROOSEVELT GARDENS 3RD ADDITION, according to the plat thereof, as recorded in Plat Book 46, at Page 11, of the Public Records of Broward County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name Jody Hokenstein

Wells Fargo Bank National Association, as Trustee for Bank of America ABFC 2005-HE2 by Saxon Mortgage Services, Inc., as their Attorney in Fact

By: Jodelle Herrera

Jodelle Herrera (name) as Assistant Vice President
Address: 4708 Mercantile Drive North, Fort Worth, Texas 76137

Witness
Printed Name Jennifer Cohen

State of Florida : County of Broward

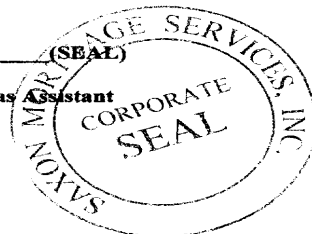
The foregoing instrument was acknowledged before me this 19 day of May, 2009 by **Jodelle Herrera** (name) as Assistant Vice President of Saxon Mortgage Services, Inc., as Attorney in Fact for Wells Fargo Bank National Association, as Trustee for Bank of America ABFC 2005-HE2, who is personally known to me or who has produced _____ as identification.

Notary Public Jennifer Cohen

Print Name:

My Commission Expires: 5/4/2012

Quit Claim Deed
Closers' Choice



①

SPECIAL WARRANTY DEED

2
This indenture , made this 19th day of May, 2009 between Bank of America, N.A, by Saxon Mortgage Services, Inc., as their Attorney in Fact, whose Post Office address is: 4708 Mercantile Drive North, Fort Worth, Tx 76137 GRANTOR to Janice Thomas and Noel Thomas, husband and wife, whose Post Office Address is: 1211 Northwest 30th Terrace, Fort Lauderdale, Florida 33311 GRANTEE:

WITNESSETH that said grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said grantor paid in hand by grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

Lot 9, Block 4, ROOSEVELT GARDENS 3RD ADDITION, according to the plat thereof, as recorded in Plat Book 46, at Page 11, of the Public Records of Broward County, Florida.

Parcel ID: 19232-09-03500

Subject to Taxes and Assessments for the Year 2009 and Subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever. Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through, or under said Grantor, but none other.

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

This instrument was prepared by
BRENDA G. VAN NEST
RETURN TO AFTER RECORDING:
FEDERAL TITLE INS. AGENCY, INC.
1193 SOUTH U.S. HIGHWAY #1
ROCKLEDGE, FL. 32955
FILE #17976A

-2-

Signed, sealed and delivered in the presence of:

**Bank of America, N.A, by Saxon
Mortgage Services, Inc., as their Attorney
in Fact**

1st witness sign name above

Holly Hokenstrom
1st witness print name above

2nd witness sign name above
Jennifer Cohen

2nd witness print name above

BY: Jodelle Herrera **L.S.**

Jodelle Herrera
as Assistant Vice President

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 19 **day**
of May, 2009, by Jodelle Herrera **as Assistant Vice President of Saxon Mortgage**
Services, Inc., as Attorney in Fact for Bank of America, N.A, who is/are personally known to
me or who has produced their

as identification.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(SEAL)



PREPARED BY, RECORD AND RETURN TO:

CELESTINE MANUEL

1211 NW 30TH TERRACE

FORT LAUDERDALE, FL 33311-5025

QUIT CLAIM DEED

This QUIT CLAIM DEED, Executed this 6 day of April, 2003, by CELESTINE MANUEL, A SINGLE WOMAN & MELVIN MANUEL A MARRIED MAN whose post office address is 1211 NW 30TH TERRACE, FORT LAUDERDALE, FL 33311, party of the first part to CELESTINE MANUEL, A SINGLE WOMAN whose post office address is 1211 NW 30TH TERRACE, FORT LAUDERDALE, FL 33311-5025 party of the second part:

WITNESSETH, that said first party, for and in consideration of sum of \$10.00 (Ten and xx/100 dollars), in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim and demand which said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD, State of Florida, to wit:

ROOSEVELT GARDENS 3RD ADDITION 46-11 B LOT 9 BLK 4

TAX ID #4942-32-09-0350

THIS PROPERTY IS NOT NOR HAS IT EVER BEEN THE HOMESTEAD OF MELVIN MANUEL

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatever of the said first party, either in law or equity, to the only proper used, benefit and be hoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Barbara McFadden
WITNESS SIGNATURE

Barbara McFadden
PRINT WITNESS NAME

Celestine Manuel
CELESTINE MANUEL

Robert Manuel
WITNESS SIGNATURE

Robert Manuel
PRINT WITNESS NAME

Leila Ponder
WITNESS SIGNATURE

Leila Ponder
PRINT WITNESS NAME

Shaquanda McFadden-Wilson
WITNESS SIGNATURE

Shaquanda McFadden-Wilson
PRINT WITNESS NAME

Melvin Manuel
MELVIN MANUEL

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 21 day of April, 2003 by

CELESTINE MANUEL

MELVIN MANUEL, who has produced

KNOWN to me and who did not take an oath.

as identification or is PERSONALLY

(SEAL)

OFFICIAL NOTARY SEAL
ROSCHELL J FRANKLIN JR
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD049795
MY COMMISSION EXP. AUG. 13, 2005

NOTARY PUBLIC

Roschell J FRANKLIN
PRINTED NAME

MY COMMISSION EXPIRES: _____, 20 _____

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

DATE: March 1st, 2018

PROPERTY ID # 494232-09-0350 (TD # 38806)

WARNING

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

THOMAS, JANICE
1211 NW 30 TER
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1211 NW 30 TER, FT LAUDERDALE, FL 33311 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\$5,708.81

Or

* Amount due if paid by April 17, 2018\$5,777.93

*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

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

DATE: March 1st, 2018

PROPERTY ID # 494232-09-0350 (TD # 38806)

WARNING

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

THOMAS, NOEL
1211 NW 30 TER
FT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1211 NW 30 TER, FT LAUDERDALE, FL 33311 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\$5,708.81

Or

* Amount due if paid by April 17, 2018\$5,777.93

*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

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

DATE: March 1st, 2018

PROPERTY ID # 494232-09-0350 (TD # 38806)

WARNING

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

1201 TERRACE LLC
3800 HILLCREST DR #211
HOLLYWOOD, FL 33021

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1211 NW 30 TER, FT LAUDERDALE, FL 33311 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\$5,708.81

Or

* Amount due if paid by April 17, 2018\$5,777.93

*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

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

DATE: March 1st, 2018

PROPERTY ID # 494232-09-0350 (TD # 38806)

WARNING

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

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1211 NW 30 TER, FT LAUDERDALE, FL 33311 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\$5,708.81

Or

* Amount due if paid by April 17, 2018\$5,777.93

*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

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

DATE: March 1st, 2018

PROPERTY ID # 494232-09-0350 (TD # 38806)

WARNING

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

BRODERICK, KERRYANN C
1221 NW 30 TERRACE
FT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1211 NW 30 TER, FT LAUDERDALE, FL 33311 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\$5,708.81

Or

* Amount due if paid by April 17, 2018\$5,777.93

*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

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

DATE: March 1st, 2018

PROPERTY ID # 494232-09-0350 (TD # 38806)

WARNING

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

BANK OF AMERICA, N.A. BY
SAXON MORTGAGE SERVICES, INC
AS THEIR ATTORNEY IN FACT
4708 MERCANTILE DRIVE NORTH
FORT WORTH, TX 76137

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1211 NW 30 TER, FT LAUDERDALE, FL 33311 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\$5,708.81

Or

* Amount due if paid by April 17, 2018\$5,777.93

*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

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

DATE: March 1st, 2018

PROPERTY ID # 494232-09-0350 (TD # 38806)

WARNING

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

JERMAINE ALEXANDER KELLY
1211 NW 30TH TERR
FT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1211 NW 30 TER, FT LAUDERDALE, FL 33311 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\$5,708.81

Or

* Amount due if paid by April 17, 2018\$5,777.93

*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

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

DATE: March 1st, 2018

PROPERTY ID # 494232-09-0350 (TD # 38806)

WARNING

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

CLASFORD THOMAS
4731 NW11TH CT
LAUDERHILL, FL 33313-6507

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1211 NW 30 TER, FT LAUDERDALE, FL 33311 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\$5,708.81

Or

* Amount due if paid by April 17, 2018\$5,777.93

*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

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

DATE: March 1st, 2018

PROPERTY ID # 494232-09-0350 (TD # 38806)

WARNING

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

MAMIE ALICE THOMAS
4731 NW 11TH CT
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1211 NW 30 TER, FT LAUDERDALE, FL 33311 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\$5,708.81

Or

* Amount due if paid by April 17, 2018\$5,777.93

*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

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

DATE: March 1st, 2018

PROPERTY ID # 494232-09-0350 (TD # 38806)

WARNING

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

TAMIKO DARA KELLY
85 LAKE DR BLDG 15
NEWBURGH, NY 12550-5251

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1211 NW 30 TER, FT LAUDERDALE, FL 33311 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\$5,708.81

Or

* Amount due if paid by April 17, 2018\$5,777.93

*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

[Search By Folio](#)

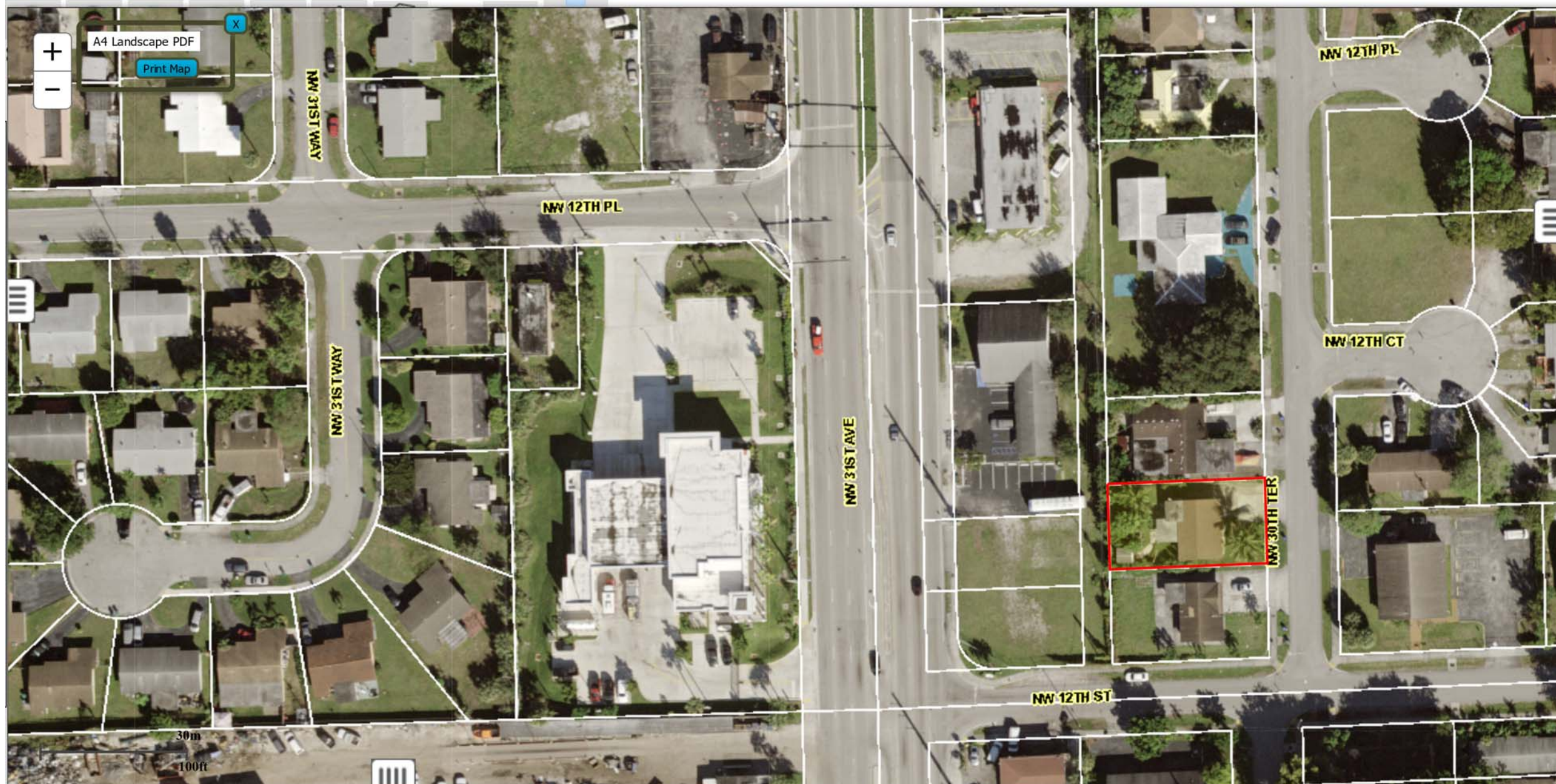
[Search By Name](#)

[Search By Address](#)

[Help](#)

[About](#)

Marty Kiar Broward County Property Appraiser Florida



U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total P

\$

Sent To

Street

City, S

TD 38806 APRIL 2018 WARNING
THOMAS, JANICE
1211 NW 30 TERR
FT LAUDERDALE, FL 33311

7017 060 0000 3734 1942

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City

TD 38806 APRIL 2018 WARNING
THOMAS, NOEL
1211 NW 30 TERR
FT LAUDERDALE, FL 33311

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

See Reverse for Instructions

7017 060 000 090 2T02

2902 4342 0000 0900 2102

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State

TD 38806 APRIL 2018 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301

7017 0660 0000 3734 2055

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, State

TD 38806 APRIL 2018 WARNING
BRODERICK, KERRYANN C
1221 NW 30 TERRACE
FT LAUDERDALE, FL 33311

7017 0600 0990 2102

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, State

TD 38806 APRIL 2018 WARNING
BANK OF AMERICA, N.A.
BY SAXON MTGE SERV., INC., AS THEIR ATTY IN FACT,
4708 MERCANTILE DRIVE NORTH
FORT WORTH TX 76137

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

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total

\$

Serial

Street

City

TD 38806 APRIL 2018 WARNING
MAMIE ALICE THOMAS
4731 NW 11TH CT
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7017 0660 0000 0940 2102

7017 0660 0000 3734 2024

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

\$

\$

\$

\$

\$

\$

TD 38806 APRIL 2018 WARNING
TAMIKO DARA KELLY
85 LAKE DR BLDG 15
NEWBURGH, NY 12550-5251

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

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Post

\$

Sent To

Street and

City, State

TD 38806 APRIL 2018 WARNING
1201 TERRACE LLC
3800 HILLCREST DR #211
HOLLYWOOD, FL 33021

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

See Reverse for Instructions

7017 0660 0000 3734 1973

7017 2680 0000 4967 0667

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Ap

City, State, Zi

TD 38806 APRIL 2018 WARNING
CLASFORD THOMAS,
4731 NW 11TH CT
LAUDERHILL, FL 33313-6507

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

See Reverse for Instructions

7017 2680 0000 4987 0681

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage and I	
\$	
Sent To	
Street and Apt. No.,	
City, State, ZIP+4 [®]	

TD 38806 APRIL 2018 WARNING
JERMAINE ALEXANDER KELLY
1211 NW 30 TERR
FT LAUDERDALE, FL 33311

7017 2680 0000 4987 0674

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fee

\$

Sent To

Street and Apt. No., or

City, State, ZIP+4[®]

TD 38806 APRIL 2018 WARNING
THE LAKES OF INVERRARY CONDOMINIUM, INC.
C/O EXECUTIVE PROPERTY MANAGEMENT, INC
2945 W. CYPRESS CREEK ROAD, SUITE 201
FT LAUDERDALE, FL 33309-1763

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 Addressed to:

TD 38806 APRIL 2018 WARNING
1201 TERRACE LLC
3800 HILLCREST DR #211
HOLLYWOOD, FL 33021



9590 9402 3447 7275 4568 73

2. Article Number (Transfer from service label)

7017 0660 0000 3734 1973

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

S/O Taylor

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/16/18

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

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 Addressed to:

TD 38806 APRIL 2018 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301



9590 9402 3447 7275 4568 80

2. Article Number (Transfer from service label)

7017 0660 0000 3734 2062

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

City of Fort Lauderdale
Mailroom/Receiving

C. Date of Delivery

D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No100 N Andrews Ave
Ft Lauderdale FL 33301

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

(over \$500)

Domestic Return Receipt

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.

Article Addressed to:

TD 38806 APRIL 2018 WARNING
THOMAS, JANICE
1211 NW 30 TERR
FT LAUDERDALE, FL 33311



9590 9402 3447 7275 4568 59

2. Article Number (Transfer from service label)

7017 0660 0000 3734 1942

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Janice Thomas

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. 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
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail
- ☐ Registered Mail Restricted Delivery (\$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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 Addressed to:

TD 38806 APRIL 2018 WARNING
BRODERICK, KERRYANN C
1221 NW 30 TERRACE
FT LAUDERDALE, FL 33311



9590 9402 3447 7275 4568 97

2. Article Number (Transfer from service label)

7017 0660 0000 3734 2055

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. 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
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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 Addressed to:

TD 38806 APRIL 2018 WARNING
THOMAS, NOEL
1211 NW 30 TERR
FT LAUDERDALE, FL 33311



9590 9402 3447 7275 4568 66

2. Article Number (Transfer from service label)

7017 0660 0000 3734 2086

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Stenice Thomas*☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. 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
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
(over \$500)

Domestic Return Receipt

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.

TD 38806 APRIL 2018 WARNING
JERMAINE ALEXANDER KELLY
1211 NW 30 TERR
FT LAUDERDALE, FL 33311



9590 9402 3447 7275 4688 14

2 Article Number (Transfer from service label)

7017 2680 0000 4987 0681

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jermaine Alexander Kelly*

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail | |
| <input type="checkbox"/> Mail Restricted Delivery (00) | |

Domestic Return Receipt

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 Addressed to:

TD 38806 APRIL 2018 WARNING
THE LAKES OF INVERRARY CONDOMINIUM, INC
C/O EXECUTIVE PROPERTY MANAGEMENT, INC
2945 W. CYPRESS CREEK ROAD, SUITE 201
FT LAUDERDALE, FL 3309-1763



9590 9402 3021 7124 9620 63

2. Article Number (Transfer from service label)

7017 2680 0000 4987 0674

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Kimber Cross

☐ Agent☒ Addressee

B. Received by (Printed Name)

Kimber C

C. Date of Delivery

3/16/16

- D. 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
- ☐ Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(over 5000)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt