



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 09/19/2017

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/18/2017

CERTIFICATE # 2012-9533

ACCOUNT # 494136CG0120

ALTERNATE KEY # 364979

TAX DEED APPLICATION # 38906

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:

Unit 203, MAJESTIC GARDENS CONDOMINIUM A, a Condominium according to the Declaration of Condominium thereof recorded in Official Record Book 4189, Page 166, and any and all amendments thereto, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 4041 NW 16 STREET #203, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

JOHN GILLIS

4041 NW 16 ST #203

LAUDERHILL, FL 33313-5836

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JOHN GILLIS

OR: 42830, Page: 1701

4041 NW 16TH STREET, #203

LAUDERHILL, FL 33313 (Per Deed and Property Appraiser)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CITIBANK, N.A.

OR: 49185, Page: 306

701 EAST 60TH STREET NORTH

SIOUX FALLS, SD 57117 (Per Judgment)

MAJESTIC GARDENS CONDOMINIUM A

OR: 4189, Page: 166

ASSOCIATION, INC.

4041A NORTHWEST 16TH STREET

LAUDERHILL, FL 33313 (Per Sunbiz)

SABINE KRIEGER, REGISTERED AGENT

O/B/O MAJESTIC GARDENS CONDOMINIUM A ASSOCIATION, INC.

4041 NW 16TH ST, APT 202

LAUDERHILL, FL 33313 (Per Sunbiz)

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: 4941 36 CG 0120

CURRENT ASSESSED VALUE: \$25,400

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2017-7750

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 25945, Page: 760

Corrective Warranty Deed

OR: 27125, Page: 738

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

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

Christina Young

Title Examiner



Site Address	4041 NW 16 STREET #203, LAUDERHILL FL 33313	ID #	4941 36 CG 0120
Property Owner	GILLIS,JOHN	Millage	1912
Mailing Address	4041 NW 16 ST #203 LAUDERHILL FL 33313-5836	Use	04

Abbreviated Legal Description	MAJESTIC GARDENS A CONDO UNIT 203
--------------------------------------	-----------------------------------

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	\$2,930	\$26,410	\$29,340	\$27,940	
2016	\$2,540	\$22,860	\$25,400	\$25,400	\$1,032.12
2015	\$2,750	\$24,720	\$27,470	\$24,320	\$1,044.00

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$29,340	\$29,340	\$29,340	\$29,340
Portability	0	0	0	0
Assessed/SOH	\$27,940	\$29,340	\$27,940	\$27,940
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	\$27,940	\$29,340	\$27,940	\$27,940

Sales History			
Date	Type	Price	Book/Page or CIN
9/25/2006	WD	\$95,000	42830 / 1701
10/3/1997	WD	\$100	27125 / 738
1/20/1997	WD	\$26,900	25945 / 760
4/1/1990	WD	\$35,000	17377 / 834
9/1/1987	WD	\$28,500	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		815
Units/Beds/Baths		1/2/1.5
Eff./Act. Year Built: 1971/1970		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #38906

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of February 2018, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

JOHN GILLIS
4041 NW 16TH STREET #203
LAUDERHILL, FL 33313

CITIBANK, N.A.
701 EAST 60TH STREET NORTH
SIOUX FALLS, SD 57117

MAJESTIC GARDENS
CONDOMINIUM A
ASSOCIATION, INC.
4041A NORTHWEST 16TH
STREET
LAUDERHILL, FL 33313

SABINE KRIEGER, REGISTERED
AGENT O/B/O MAJESTIC
GARDENS CONDOMINIUM A
ASSOCIATION, INC.
4041 NW 16TH ST, APT 202
LAUDERHILL, FL 33313

CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

PATRICK A. CAREY, P.A.
10967 LAKE UNDERHILL RD
STE 125
ORLANDO, FL 32825-4454

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 February 2018 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy **Julie Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 38906

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: 494136-CG-0120
Certificate Number: 9533
Date of Issuance: 06/01/2013
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: UNIT 203, MAJESTIC GARDENS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4189, PAGE 166, AND ANY AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
Name in which assessed: GILLIS,JOHN
Legal Titleholders: GILLIS,JOHN
4041 NW 16 ST #203
LAUDERHILL, FL 33313-5836

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of March, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 15th day of February, 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: 02/15/2018, 02/22/2018, 03/01/2018 & 03/08/2018
Minimum Bid: 7508.83

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

38906
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9533

in the XXXX Court,
was published in said newspaper in the issues of
02/15/2018 02/22/2018 03/01/2018 03/08/2018

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said 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.

[Handwritten signature]
Sworn to and subscribed before me this
8 day of MARCH, A.D. 2018
[Handwritten signature]

(SEAL)
GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION
FOR TAX DEED NUMBER 38906**

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: 494136-CG-0120
Certificate Number: 9533
Date of Issuance: 06/01/2013
Certificate Holder:
MIKON FINANCIAL SERVICES,
INC AND OCEAN BANK
Description of Property:
UNIT 203, MAJESTIC GARDENS
CONDOMINIUM, A CONDO-
MINIUM, ACCORDING TO THE
DECLARATION OF CONDOMINIUM
THEREOF, AS RECORDED IN
OFFICIAL RECORDS BOOK 4189,
PAGE 166, AND ANY AND ALL
AMENDMENTS THERETO, OF THE
PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.
Name in which assessed:
GILLIS, JOHN
Legal Titleholders:
GILLIS, JOHN
4041 NW 16 ST #203
LAUDERHILL, FL 33313-5836
All of said property being in the
County of Broward, State of Florida.
Unless such certificate shall be
redeemed according to law the property
described in such certificate will be
sold to the highest bidder on the 21st
day of March, 2018. Pre-bidding shall
open at 9:00 AM EDT, sale shall
commence at 10:00 AM EDT and
shall begin closing at 11:01 AM EDT at:
broward.deedauction.net
*Pre-registration is required to bid.
Dated this 15th day of February, 2018.
Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION
(Seal)

SEE ATTACHED

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: 7481.92
401-314
2/15-22 3/1-8 18-13/0000289226B

RETURN OF SERVICE

Assignment: 11002 *SERVE A.S.A.P. - RETURN TO TAX NOTICE TRY Service Sheet # 18-007273

BROWARD COUNTY, FL vs. GILLIS, JOHN TD 38906

PLAINTIFF vs. COUNTY/BROWARD DEFENDANT 3/21/2018

TYPE OF WRIT COURT HEARING DATE

GILLIS, JOHN 4041 NW 16 STREET, #203 LAUDERHILL, FL 33313

SERVE

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

9884 Attorney

GILLIS, JOHN

Received this process on 2/13/2018 2/14/18 8:00am
Date 2-m-11002

Served
 Not Served - see comments
 2/15/18 at 0835am
 Date Time

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

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

- At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: _____, in accordance with F.S. 48.031(1)(a)
- To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
- To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

- To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
- To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
- To _____, as resident agent of said corporation in accordance with F.S. 48.091

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

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

1st attempt date/time: _____ 2nd attempt date/time: _____

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

1st attempt date time: _____ 2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS: Posted Tax Deed Notice on apartment door.

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
E. Mitchell

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494136-CG-0120 (TD #38906)

RECEIVED SHERIFF
2018 FEB 13 AM 9:06
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 February 28, 2018\$6,124.77

Or

* Amount due if paid by March 20, 2018\$6,199.37

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 21, 2018 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

GILLIS, JOHN
4041 NW 16 ST #203
LAUDERHILL, FL 33313

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

W/C TRI-COUNTY FOR: ---

LANDSAFE TITLE OF FLORIDA
701 W. Cypress Creek Road, Suite 204
Ft. Lauderdale, FL 33309

97-040171 TH001
01-24-97 08:24PM

This Instrument Prepared by: ROZ DAVIS
LANDSAFE TITLE OF FLORIDA, INC.
701 West Cypress Creek Road, Suite 204
Ft. Lauderdale, FL 33309

\$ 188.30
DOCU. STAMPS-DEED
REC'D. BROWARD CNTY
R. JACK OSTERHULT
COUNTY ADMIN.

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it
Property Appraisers Parcel Identification (Folio) Number(s)

Grantee(s) S.S.#(s): [REDACTED]
FILE NO: 97020061 **WARRANTY DEED**

This Warranty Deed Made this 20 day of January, 1997
by Clifford R. Bridgen, A Single Man

whose marital status is:
hereinafter called the grantor, whose post office address is: 920 Concheros Rd # 802 Anguilla, BVI
K7M 7V2
to Bruce Henderson, a single man

whose post office address is: 4041 NW 16th St Unit 203 Ft Lauderdale FL 33313

hereinafter called the grantee,
WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations,
receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the
grantee, all that certain land situate in Broward County, Florida, viz:
Unit No. 203, MAJESTIC GARDENS CONDOMINIUM A, a Condominium
according to the Declaration of Condominium thereof, recorded
in Official Records Book 4189, Page 166, of the Public Records
of Broward County, Florida.

3K 5915F 760

This property [is] [is not] the homestead of the Grantor(s).
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, 1996, reservations, restrictions and easements of record, if any
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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 Signature: M. Kennedy
Witness Printed Name: M. KENNEDY
Clifford R. Bridgen (Seal)

Witness Signature: [Signature]
Witness Printed Name: L. NEARIAN (Seal)

Witness Signature: _____ (Seal)
Witness Printed Name: _____

Witness Signature: _____ (Seal)
Witness Printed Name: _____

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

STATE OF FLORIDA
COUNTY OF LINDSEY

The foregoing instrument was acknowledged before me this 20th day of January, 1997
by Clifford R. Bridgen, A Single Man

who is personally known to me or who has/have produced driver license(s) as identification

My Commission expires:
Serial Number:

George William Huntley, a Commissioner,
Notary Public for the Province of Ontario, for Smith &
Shurtleff, Inc., Trustee in Bankruptcy and
its associates. Exp. 18, 1997

Henderson 97020061-1



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

Detail by Entity Name

Florida Not For Profit Corporation

MAJESTIC GARDENS CONDOMINIUM A ASSOCIATION, INC.

Filing Information

Document Number 717523
FEI/EIN Number 59-1349244
Date Filed 11/05/1969
State FL
Status ACTIVE

Principal Address

4041A NORTHWEST 16TH STREET
LAUDERHILL, FL 33313 UN

Changed: 03/21/2012

Mailing Address

4041A NORTHWEST 16TH STREET
LAUDERHILL, FL 33313 UN

Changed: 03/21/2012

Registered Agent Name & Address

Krieger, Sabine
4041 NW 16th St
Apt 202
Lauderhill, FL 33313

Name Changed: 03/24/2015

Address Changed: 03/24/2015

Officer/Director Detail

Name & Address

Title ST

HALL, KAY B
3241 OLEANDER WAY
LAUDERDALE BY THE SEA, FL 33062

Title VP

Ewars, Ferris
 4041 NW 16TH STREET #306
 LAUDERHILL, FL 33313

Title D

Neils, Lorraine
 4041 NW 16TH STREET #307
 LAUDERHILL, FL 33313

Title President

KRIEGER, SABINE
 4041 NW 16TH ST #202
 LAUDERHILL, FL 33313

Annual Reports

Report Year	Filed Date
2015	03/24/2015
2016	03/07/2016
2017	01/23/2017

Document Images

01/23/2017 -- ANNUAL REPORT	View image in PDF format
03/07/2016 -- ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
02/11/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
04/12/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
04/02/2008 -- ANNUAL REPORT	View image in PDF format
04/11/2007 -- ANNUAL REPORT	View image in PDF format
04/07/2006 -- ANNUAL REPORT	View image in PDF format
02/11/2005 -- ANNUAL REPORT	View image in PDF format
04/12/2004 -- ANNUAL REPORT	View image in PDF format
03/05/2003 -- ANNUAL REPORT	View image in PDF format
03/12/2002 -- ANNUAL REPORT	View image in PDF format
03/06/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
02/03/1999 -- ANNUAL REPORT	View image in PDF format
03/09/1998 -- ANNUAL REPORT	View image in PDF format
04/18/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format
03/24/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

Dy *1*

tw

CFN # 110973818
OR BK 49038 Pages 1561 - 1561
RECORDED 08/30/12 12:03:03 PM
BROWARD COUNTY COMMISSION
DEPUTY CLERK 3370
#22, 1 Pages

IN CIRCUIT COURT, CIVIL DIVISION, BROWARD COUNTY, FLORIDA

CITIBANK, N.A.
701 EAST 60TH STREET NORTH
SIOUX FALLS, SD 57117
Plaintiff

VS.

CASE NO.: 10 44774 CACE

(13)

FILED
RECORDS
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLORIDA

12 AUG -9 AM 11:40

CIRCUIT CIVIL

JOHN W GILLIS
804 SW 9TH TER
FORT LAUDERDALE, FL 33315-1126
Defendant(s) /

FINAL SUMMARY JUDGMENT

THIS CAUSE came before me, after proper notice to both parties, upon the Plaintiff's Motion for Summary Judgment and Court having reviewed the court file and having heard argument from Plaintiff and Defendant finds that there is no genuine issue of material fact,

It is adjudged that the Plaintiff, CITIBANK, N.A., 701 EAST 60TH STREET NORTH SIOUX FALLS, SD 57117, recover from the Defendant, JOHN W GILLIS 804 SW 9TH TER FORT LAUDERDALE, FL 33315-1126, and last digits of social security number [REDACTED] the principal sum of \$30,218.19, with costs of \$451.00, for a total of \$30,669.19 which shall bear interest at the prevailing statutory interest rate of 4.75% per year from this date through December 31 of this current year, for which let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes.

It is further ordered and adjudged that the defendant(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments and return it to the plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant to complete form 1.977, including all required attachments, and return it to the plaintiff's attorney.

DONE AND ORDERED IN CHAMBERS, BROWARD COUNTY, FLORIDA.

Dated: Sept 9, 2012.

CC:
PATRICK A. CAREY, ESQUIRE
10967 Lake Underhill Road, Unit 125
Orlando, FL 32825
(407) 380-1333

DEFENDANT:
JOHN W GILLIS
804 SW 9TH TER
FORT LAUDERDALE FL 33315-1126

CIRCUIT COURT JUDGE
CIRCUIT COURT
BROWARD COUNTY
I HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and is being filed in the Circuit Court Clerk of Broward County, Florida.
OFFICIAL
DEPUTY CLERK
SEP 25 2012

OCT 01 2012

Tri-County w/c

This Instrument Prepared By:

\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
COUNTY ADMIN.

Brenda Cox
LandSafe Title of Florida, Inc.
701 West Cypress Creek Road
Suite 204
Fl. Lauderdale, FL 33309
File No. 97020656
When recorded, please return to the above.

Folio Number: 9136-cg-01200

Corrective Warranty Deed

THIS CORRECTIVE WARRANTY DEED, Executed on this 3rd day of October, 1997,

between CLIFFORD R. BRIDGEN, A SINGLE MAN whose post office address is 920 Gardners Road, #802, Kingston, Ontario Canada K7M 7N2 hereinafter called the Grantor, to Bruce Henderson, a single man whose post office address is 4041 NW 16th Unit 203, Fort Lauderdale FL 33313 hereinafter called the Grantee.

Witnesseth that the Grantor, for and in consideration for the sum of ----- TEN & NO/100 (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee his heirs and assigns, forever, the following described land, situate, lying and being in the county of BROWARD, State of FLORIDA to wit:

Unit 203, MAJESTIC GARDENS CONDOMINIUM A, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4189, Page 166, of the Public Records of Broward County, Florida.

* This deed is being re-executed and re-recorded to add the impression seal of the notary, which was missing on the original deed recorded on January 24, 1997 in Book 25945, Page 760.

To Have and To Hold 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 all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1995, reservations, restrictions and easements of record, if any.

In Witness Whereof, Grantor, has set his hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence:

Murray B. Gorkham
Witness Printed Name:

Clifford R. Bridgen
Clifford R. Bridgen

Shirley Gibson
Witness Printed Name:
SHIRLEY GIBSON

Country of Canada

Province of Ontario

The foregoing instrument was acknowledged before me this 3 day of October, 1997 by CLIFFORD R BRIDGEN, described in and who executed the foregoing instrument, to me personally known to or who produced _____ identification.

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

Murray B. Gorkham
NOTARY PUBLIC
Murray B. Gorkham

EX 27125FC0738

Henderson - PD

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lynda Brodsky
WILL CALL BOX # 34
Olympia Closing Services, Inc.
2240 Palm Beach Lakes Boulevard, Suite 100
West Palm Beach, Florida 33409
Property Appraisers Parcel Identification (Folio) Numbers: 19136-CG-01200

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 25th day of September, 2006 by **BRUCE HENDERSON, an unmarried man**, herein called the Grantor, to **JOHN GILLIS, an unmarried man**, whose post office address is 4041 NW 16th Street, #203, Lauderhill, FL 33313, hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Unit 203, MAJESTIC GARDENS CONDOMINIUM A, a Condominium according to the Declaration of Condominium thereof recorded in Official Record Book 4189, Page 166, and any and all amendments thereto, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2006 and thereafter.

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, and hereby 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, 2005.

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

Signed, sealed and delivered in the presence of:

Lynda L. Brodsky
Witness #1 Signature
LYNDA L. BRODSKY

Bruce Henderson
BRUCE HENDERSON
5820 Azalea Circle, West Palm Beach, FL 33415

Witness #1 Printed Name
Karla Solano

Witness #2 Signature
Karla Solano
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 25th day of September, 2006 by BRUCE HENDERSON who is personally known to me or has produced FLDL as identification.



Lynda L. Brodsky
Notary Public
LYNDA L. BRODSKY
Printed Notary Name

My Commission Expires:

FROM :Kay Hall

FAX NO. :9547761285

Sep. 20 2006 01:58PM P1

MAJESTIC GARDENS CONDOMINIUM A ASSOCIATION
4041 Northwest 16th Street | Lauderdale, Florida 33313

APPROVAL OF SALE

KNOWN ALL MEN BY THESE PRESENTS:

That pursuant to the Declaration of Condominium of MAJESTIC GARDENS CONDOMINIUM "A" ASSOCIATION, INC., a condominium, The Association by and through its Board of Directors, has approved and does by these presents approve the sale of that certain Condominium Unit No. 203

from: Bruce Henderson

To: John Gillis

IN WITNESS WHEREOF, the Association has caused these presents to be executed this 15 day of August, A.D. 2006

Signed, Sealed & Delivered in the Presence of:

[Signature]

MAJESTIC GARDENS CONDOMINIUM "A" ASSOCIATION, INC.

[Signature]
President

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

DATE: February 1st, 2018
PROPERTY ID # 494136-CG-0120 (TD # 38906)

WARNING

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

JOHN GILLIS
4041 NW 16TH STREET, #203
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4041 NW 16 ST #203, LAUDERHILL, FL 33313 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 February 28, 2018\$6,124.77
- Or
- * Amount due if paid by March 20, 2018\$6,199.37

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 21, 2018 UNLESS THE BACK TAXES ARE PAID.

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

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: February 1st, 2018
PROPERTY ID # 494136-CG-0120 (TD # 38906)

WARNING

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CITIBANK, N.A.
701 EAST 60TH STREET NORTH
SIOUX FALLS, SD 57117

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

DATE: February 1st, 2018
PROPERTY ID # 494136-CG-0120 (TD # 38906)

WARNING

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MAJESTIC GARDENS CONDOMINIUM A ASSOCIATION, INC.

4041A NORTHWEST 16TH STREET
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4041 NW 16 ST #203, LAUDERHILL, FL 33313 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.

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

DATE: February 1st, 2018
PROPERTY ID # 494136-CG-0120 (TD # 38906)

WARNING

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SABINE KRIEGER, REGISTERED AGENT O/B/O MAJESTIC GARDENS CONDOMINIUM A
ASSOCIATION, INC.
4041 NW 16TH ST, APT 202
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4041 NW 16 ST #203, LAUDERHILL,
FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2018
PROPERTY ID # 494136-CG-0120 (TD # 38906)

WARNING

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CITY OF LAUDERHILL ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4041 NW 16 ST #203, LAUDERHILL, FL 33313 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.

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

DATE: February 1st, 2018
PROPERTY ID # 494136-CG-0120 (TD # 38906)

WARNING

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PATRICK A. CAREY, P.A.
10967 LAKE UNDERHILL RD STE 125
ORLANDO, FL 32825-4454

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4041 NW 16 ST #203, LAUDERHILL, FL 33313 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.

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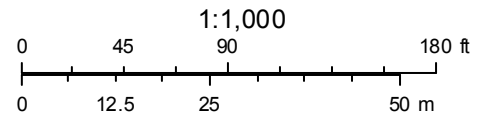
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury



March 15, 2018



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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 Sign [→] Required	\$ _____
<input type="checkbox"/> Adult Sign	\$ _____

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Total Postage
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TD 38906 MARCH 2018 WARNING
JOHN GILLIS
4041 NW 16TH STREET, #203
LAUDERHILL, FL 33313

Sent To _____
Street and _____
City, State, ZIP+4[®] _____

7016 1970 0000 8880 2159

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| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
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| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Sign | \$ _____ |

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Total Post

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Street or

City, State, ZIP+4®

TD 38906 MARCH 2018 WARNING
CITIBANK, N.A.
701 EAST 60TH STREET NORTH
SIOUX FALLS, SD 57117

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

See Reverse for Instructions

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

Postmark
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Postage

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Total Postage

\$

Sent To

Street and Ap.

City, State, ZIP+4®

TD 38906 MARCH 2018 WARNING
MAJESTIC GARDENS CONDOMINIUM A
ASSOCIATION, INC.
4041A NORTHWEST 16TH STREET
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7016 1970 0000 8880 2173

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

OFFICIAL USE

Certified Mail Fee

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

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

Postmark
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TD 38906 MARCH 2018 WARNING

SABINE KRIEGER, REGISTERED AGENT O/B/O
MAJESTIC GARDENS CONDOMINIUM A
ASSOCIATION, INC.

4041 NW 16TH ST, APT 202
LAUDERHILL, FL 33313

Postmark
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City, State, ZIP+4®

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

See Reverse for Instructions

7016 1970 0000 8880 2180

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

OFFICIAL USE

Certified Mail Fee

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

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

Postmark
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Postage

\$

Total Po

\$

Sent To

Street a

City, State, ZIP+4™

TD 38906 MARCH 2018 WARNING

CITY OF LAUDERHILL

ATTN: ANA SANCHEZ

5581 W OAKLAND PARK BLVD

LAUDERHILL, FL 33313

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

See Reverse for Instructions

7016 1970 0000 8880 2197

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

7016 1970 0000 8880 2203

OFFICIAL USE

Certified Mail Fee \$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
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City, State, ZIP+4® _____

TD 38906 MARCH 2018 WARNING
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10967 LAKE UNDERHILL RD STE 125
ORLANDO, FL 32825-4454