



**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: 01/22/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/21/2018

CERTIFICATE # 2014-12731

ACCOUNT # 494319BK1920

ALTERNATE KEY # 382074

TAX DEED APPLICATION # 39594

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 PH-2N of SOUTHPOINT CONDOMINIUM, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 5922, Page 587 of the Public Records of Broward County, Florida, and any amendments thereto.

PROPERTY ADDRESS: 3410 GALT OCEAN DRIVE #PH2N, FORT LAUDERDALE FL 33308

OWNER OF RECORD ON CURRENT TAX ROLL:

NANCY S DANDRE

981 FM 136

TAFT, TX 78390-4591 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

NANCY S. MARTINEZ

OR: 16673, Page: 561

3410 GALT OCEAN DRIVE

FT. LAUDERDALE, FL 33308 (Per Deed)

(Nancy S. Martinez a/k/a Nancy S Dandre)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ALTERNA FUNDING II, LLC

PO BOX 54967

NEW ORLEANS, LA 70154 (Tax Deed Applicant)

BROWARD COUNTY PROPERTY APPRAISER

OR: 48422, Page: 461

(Per Tax Lien for Homestead Exemption. No address found on document.)

SOUTHPOINT CONDOMINIUM ASSOCIATION, INC.

3400 GALT OCEAN DRIVE

FT. LAUDERDALE, FL 33308 (Per Sunbiz. Declaration recorded in 5922-5897.)

KAYE BENDER REMBAUM, P.L., REGISTERED AGENT

O/B/O SOUTHPOINT CONDOMINIUM ASSOCIATION, INC.

1200 PARK CENTRAL BLVD SOUTH

POMPANO BEACH, FL 33064 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4943 19 BK 1920

CURRENT ASSESSED VALUE: \$566,140

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

None found.

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

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

Christina Young

Title Examiner



Site Address	3410 GALT OCEAN DRIVE #PH2N, FORT LAUDERDALE FL 33308	ID #	4943 19 BK 1920
Property Owner	DANDRE,NANCY S	Millage	0312
Mailing Address	981 FM 136 TAFT TX 78390-4591	Use	04
Abbreviated Legal Description	SOUTHPOINT CONDO UNIT PH2N		

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	\$56,610	\$509,530	\$566,140	\$566,140	
2017	\$56,610	\$509,530	\$566,140	\$566,140	\$10,715.61
2016	\$59,950	\$539,570	\$599,520	\$584,600	\$11,497.26

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$566,140	\$566,140	\$566,140	\$566,140
Portability	0	0	0	0
Assessed/SOH	\$566,140	\$566,140	\$566,140	\$566,140
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	\$566,140	\$566,140	\$566,140	\$566,140

Sales History			
Date	Type	Price	Book/Page or CIN
8/1/1989	WD	\$220,000	16673 / 561
10/1/1974	WD	\$93,500	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1891
Units/Beds/Baths		1/2/2.5
Eff./Act. Year Built: 1975/1974		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #39594

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of April 2018, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FT LAUDERDALE, FL 33301	DANDRE,NANCY S 3410 GALT OCEAN DRIVE #PH2N, FORT LAUDERDALE FL 33308	DANDRE,NANCY S 981 FM 136 TAFT TX 78390-4591
SOUTHPOINT CONDOMINIUM ASSOC, INC. 3400 GALT OCEAN DRIVE FT. LAUDERDALE, FL 33308	MARTINEZ,NANCY S 3410 GALT OCEAN DRIVE FORT LAUDERDALE FL 33308	ALTERNA FUNDING II, LLC PO BOX 54967 NEW ORLEANS, LA 70154
SOUTHPOINT CONDOMINIUM ASSOCIATION, INC. C/O KAYE BENDER REMBAUM, P.L. 1200 PARK CENTRAL BLVD SOUTH POMPANO BEACH, FL 33064		

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 2nd day of April 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 39594

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: 494319-BK-1920
Certificate Number: 12731
Date of Issuance: 06/01/2015
Certificate Holder: ALTERNA FUNDING II, LLC
Description of Property: SOUTHPOINT CONDO
UNIT PH2N

A condominium, according to the declaration of condominium recorded on O R Book 5922, Page 587, and all exhibits and amendments thereof, Public Records of Broward County, FL

Name in which assessed: DANDRE,NANCY S
Legal Titleholders: DANDRE,NANCY S
981 FM 136
TAFT, TX 78390-4591

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 16th day of May, 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 12th day of April, 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: 04/12/2018, 04/19/2018, 04/26/2018 & 05/03/2018
Minimum Bid: 54285.71

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

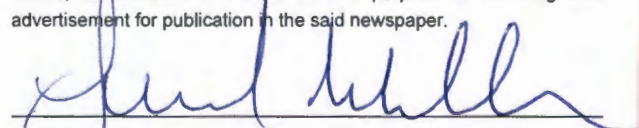
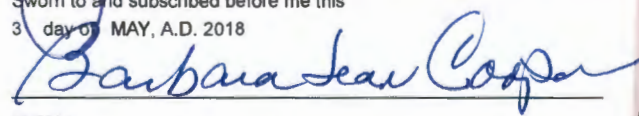
**STATE OF FLORIDA COUNTY
OF BROWARD:**

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

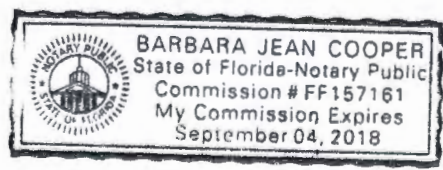
39594
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 12731

in the XXXX Court,
was published in said newspaper in the issues of
04/12/2018 04/19/2018 04/26/2018 05/03/2018

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
3 day of MAY, 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 39594**
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: 494319-BK-1920
Certificate Number: 12731
Date of Issuance: 06/01/2015
Certificate Holder:
ALTERNA FUNDING II, LLC
Description of Property:
SOUTHPOINT CONDO
UNIT PH2N
Name in which assessed:
DANDRE, NANCY S
Legal Titleholders:
DANDRE, NANCY S
981 FM 136
TAFT, TX 78390-4591
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
16th day of May, 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 12th day of April, 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: 53979.71
401-314
4/12-19-26 5/3 18-51/0000304588B

Assignment: 10332 **SERVE A S A P - RETURN TO TAX NOTICE TRAY** Service Sheet # 18-016722
BROWARD COUNTY, FL vs. DANDRE, NANCY S TO 39594
PLAINTIFF VS. COUNTY/BROWARD DEPENDANT CASE
TAX SALE NOTICE TYPE OF WRIT COURT HEARING DATE
DANDRE, NANCY S 3410 GALT OCEAN DRIVE, #PH2N FORT LAUDERDALE, FL 33308
SERVE
4/12/18 0925 10372

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

Received this process on 4/11/2018
Date
 Served
 Not Served - see comments
4/18/18 at 0925
Date Time

On DANDRE, NANCY S, 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: 4/12 1050 ELEVATORS OUT, APC
Posted On Front 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: [Signature] 10372 D.S.
TR d/COM

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494319-BK-1920 (TD #39594)

RECEIVED SHERIFF
11 APR 11 AM 9:34
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 April 30, 2018\$42,711.25

Or

* Amount due if paid by May 15, 2018\$43,254.58

*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 May 16, 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

DANDRE, NANCY S
3410 GALT OCEAN DRIVE #PH2N,
FORT LAUDERDALE FL 33308

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



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

Detail by Entity Name

Florida Not For Profit Corporation
SOUTHPOINT CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	725380
FEI/EIN Number	59-1539624
Date Filed	01/26/1973
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/29/2010

Principal Address

3400 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

Changed: 03/15/2016

Mailing Address

3400 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

Changed: 03/15/2016

Registered Agent Name & Address

KAYE BENDER REMBAUM, P.L.
1200 PARK CENTRAL BLVD SOUTH
POMPANO BEACH, FL 33064

Name Changed: 08/29/2017

Address Changed: 08/29/2017

Officer/Director Detail

Name & Address

Title Director

Varbero, Vincent
3400 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

Title Treasurer

Title Treasurer

Gomez, Margarita
3400 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

Title President

Sarkisian, Steve
3400 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

Title D

Poleto, Jim
3400 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

Title Secretary

Dapko, David
3400 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

Title D

Wenberg, Ronald
3400 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

Title Director

Abruzzo, Joseph
3400 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

Title VP

Young, Scott
3400 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

Title Director

Gabrielle, Richard
3400 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

Annual Reports

Report Year	Filed Date
2015	04/29/2015
2016	03/15/2016
2017	03/17/2017

Document Images

08/29/2017 -- Reg. Agent Change	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
03/15/2016 -- ANNUAL REPORT	View image in PDF format
05/04/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
03/26/2014 -- ANNUAL REPORT	View image in PDF format
09/17/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
07/11/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
04/11/2013 -- ANNUAL REPORT	View image in PDF format
07/05/2012 -- ANNUAL REPORT	View image in PDF format
05/29/2012 -- Reg. Agent Change	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
09/21/2011 -- Reg. Agent Change	View image in PDF format
03/22/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
09/29/2010 -- REINSTATEMENT	View image in PDF format
01/29/2009 -- ANNUAL REPORT	View image in PDF format
04/16/2008 -- ANNUAL REPORT	View image in PDF format
05/03/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2006 -- ANNUAL REPORT	View image in PDF format
03/15/2005 -- ANNUAL REPORT	View image in PDF format
08/30/2004 -- ANNUAL REPORT	View image in PDF format
03/17/2003 -- ANNUAL REPORT	View image in PDF format
04/01/2002 -- ANNUAL REPORT	View image in PDF format
03/27/2001 -- ANNUAL REPORT	View image in PDF format
04/04/2000 -- ANNUAL REPORT	View image in PDF format
03/22/1999 -- ANNUAL REPORT	View image in PDF format
04/10/1998 -- ANNUAL REPORT	View image in PDF format
04/09/1997 -- ANNUAL REPORT	View image in PDF format
04/17/1996 -- ANNUAL REPORT	View image in PDF format
07/24/1995 -- ANNUAL REPORT	View image in PDF format

99323231

This Indenture,

Made this 11 day of August, A. D. 1989, Between
 FEBUS GRUNBERG and NENETTE GRUNBERG, his wife,
 of the County of Broward, in the State of Florida, parties of the first part, and
 NANCY S. MARTINEZ, a single woman
 of the County of Broward, in the State of Florida, whose post office address is
 3410 Galt Ocean Drive, Ft. Lauderdale, Florida, 33308
 party of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of
 Ten and no/100----- Dollars,
 to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowl-
 edged, have granted, bargained, and sold to the said party of the second part, her heirs
 and assigns forever, the following described land, situate, and being in the County of Broward,
 State of Florida, to-wit:

Unit PH-2N of SOUTHPOINT CONDOMINIUM, a Condominium,
 according to the Declaration thereof, as recorded in
 Official Records Book 5922, Page 587 of the Public
 Records of Broward County, Florida, and any amendments
 thereto.

MEMO: Legibility of writing,
 typing or printing unsatisfactory in
 this document when microfilmed.

Folio Number: 494319BK192

Febus Grunberg: [REDACTED]

Nenette Grunberg: [REDACTED]

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

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the
 same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have herunto set their
 hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Alma Vendola

Febus Grunberg LS

Gary Jones

Nenette Grunberg LS

STATE OF FLORIDA,
 COUNTY OF Broward }

I HEREBY CERTIFY that on this day, before me, an
 officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Febus Grunberg and Nenette Grunberg

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged
 before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of
 August A. D. 19 89

NOTARY PUBLIC
 STATE OF FLORIDA

Gary Jones
 NOTARY PUBLIC

MY COMMISSION EXPIRES SEPT. 31, 1989

This instrument prepared by: Robert H. Gurdish, Esq. #118724
 Address 12550 Biscayne Boulevard, North Miami, Florida, 33181

Return to ADMIRAL TITLE CO 320 SE 9th St Ft Lauderdale FL 33316

Aug 11 12:04 PM '89
 BK 116673 PG 561

25/89

14

Case Number: H-11-05-5981

PA-453
R.06/96

Notice of Tax Lien For Homestead Exemption and/or Limitation Exclusion

Broward County

Pursuant to the provisions of Sections 196.031, Florida Statutes, homestead exemption has been allowed on the property described below and the taxpayer named below received exemption(s) for a homestead in the aggregate amount of \$115,407.74 for 9 years. In accordance with §196.011(9)(a), §196.161(1)(a) and §193.155 Florida Statutes, notice is hereby given that the recipient(s) named below was not legally entitled to receive said exemption(s) or limitation(s) because said person (s) Not Qualified For Homestead Exemption for Reasons Set Forth in the Exemption Removal Notice. The statutes provide for recovery of unpaid taxes by means of a lien, including a 50% penalty and 15% interest for any year or years within the prior 10 years from the person(s) who was not entitled, but granted a homestead tax exemption. This document shall constitute a lien on the real property specifically addressed and legally owned by said taxpayer in the State of Florida.

Date: 11/09/2011

FOR OFFICIAL USE ONLY

PARCEL ID# 494319-BK-1920

Apply Penalty & Interest

NAME DANDRE, NANCY S
ADDRESS 3410 GALT OCEAN DR PH-2N
FORT LAUDERDALE FL 33308-7008
PROPERTY DESCRIPTION SOUTHPOINT CONDO UNIT PH2N

Tax Year/ Date tax due	Millage Code	Value Exempted	Assessment limitation value	Total value (3 + 4)	Tax due from wrongful assessment limitation & value exempted	Penalty	Interest	TOTAL (6 + 7 + 8)
1	2	3	4	5	6	7	8	
2002	0362	25,000	93,880	118,880	\$2,979.54	\$1,489.77	\$4,059.62	\$8,528.92
2003	0362	25,000	129,400	154,400	\$3,772.01	\$1,886.00	\$4,573.56	\$10,231.57
2004	0362	25,000	201,990	226,990	\$5,606.93	\$2,803.46	\$5,957.36	\$14,367.75
2005	0362	25,000	272,570	297,570	\$7,025.57	\$3,512.78	\$6,410.83	\$16,949.18
2006	0362	25,000	409,640	434,640	\$9,558.56	\$4,779.28	\$7,288.40	\$21,626.24
2007	0312	25,000	350,570	375,570	\$7,445.53	\$3,722.76	\$4,560.38	\$15,728.67
2008	0312	50,000	238,490	288,490	\$3,549.52	\$2,751.91	\$2,545.52	\$10,801.26
		25,000	238,490	263,490	\$1,954.31			
2009	0312	50,000	202,690	252,690	\$3,141.24	\$2,416.60	\$1,510.38	\$8,760.18
		25,000	202,690	227,690	\$1,691.96			
2010	0312	50,000	205,890	255,890	\$3,299.11	\$2,530.52	\$822.42	\$8,413.97
		25,000	205,890	230,890	\$1,761.92			

Total Back Assessment \$115,407.74

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

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

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

Ronald J. Cacciatore

1

JAN 03 2012

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

DATE: April 2nd, 2018
PROPERTY ID # 494319-BK-1920 (TD # 39594)

WARNING

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

DANDRE, NANCY S
981 FM 136
TAFT, TX 78390-4591

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3410 GALT OCEAN DR, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by April 30, 2018\$42,711.25
- Or
- * Estimated Amount due if paid by May 15, 2018\$43,254.58

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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DATE: April 2nd, 2018
PROPERTY ID # 494319-BK-1920 (TD # 39594)

WARNING

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ALTERNA FUNDING II, LLC
PO BOX 54967
NEW ORLEANS, LA 70154

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

DATE: April 2nd, 2018
PROPERTY ID # 494319-BK-1920 (TD # 39594)

WARNING

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

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DATE: April 2nd, 2018
PROPERTY ID # 494319-BK-1920 (TD # 39594)

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NANCY S. MARTINEZ
3410 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

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DATE: April 2nd, 2018
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SOUTHPOINT CONDOMINIUM ASSOCIATION, INC.
3400 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

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DATE: April 2nd, 2018
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KAYE BENDER REMBAUM, P.L., REGISTERED AGENT O/B/O SOUTHPOINT
CONDOMINIUM ASSOCIATION, INC.
1200 PARK CENTRAL BLVD SOUTH
POMPANO BEACH, FL 33064

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DATE: April 2nd, 2018
PROPERTY ID # 494319-BK-1920 (TD # 39594)

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DANDRE, NANCY S
3410 GALT OCEAN DRIVE #PH2N
FT. LAUDERDALE, FL 33308

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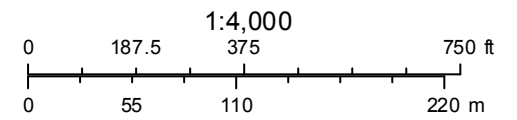
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March 15, 2018



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

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Street a

City, St

TD 39594 MAY 2018 WARNING
SOUTHPOINT CONDOMINIUM
ASSOCIATION, INC. C/O KAYE BENDER
REMBaum, P.L.
1200 PARK CENTRAL BLVD SOUTH
POMPANO BEACH, FL 33064

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PO BOX 54967
NEW ORLEANS, LA 70154

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Total Postage

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City, State, z

TD 39594 MAY 2018 WARNING
MARTINEZ, NANCY S
3410 GALT OCEAN DRIVE
FORT LAUDERDALE FL 33308

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

See Reverse for Instructions

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SOUTHPOINT CONDOMINIUM ASSOC, INC.
3400 GALT OCEAN DRIVE
FT. LAUDERDALE, FL 33308

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Postmark
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Postage

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Total Postage

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DANDRE, NANCY S
981 FM 136
TAFT TX 78390-4591**

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Postage

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Total Post:

\$

Sent To

Street and

City, State,

TD 39594 MAY 2018 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FT LAUDERDALE, FL 33301

7017 1450 0000 5209 8656