



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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 02/06/2018

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 02/05/2018

**CERTIFICATE #** 2014-10330

**ACCOUNT #** 494215100360

**ALTERNATE KEY #** 318919

**TAX DEED APPLICATION #** 39791

**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 24, BLOCK 2 OF MILBRAND INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54 AT PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:** 4525 NW 8 AVENUE, OAKLAND PARK FL 33309

### OWNER OF RECORD ON CURRENT TAX ROLL:

ESSAM SHOKRY & N S M REV LIV TR

ADEL S KHALIL REV TR

1331 S KILLIAN DR #F

LAKE PARK, FL 33403 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ADEL S. KHALIL, AS TRUSTEE FOR THE ADEL S. OR: 41241, Page: 415

KHALIL REVOCABLE TRUST AGREEMENT DATED NOVEMBER 7TH, 2005

1167 HILLSBORO MILE, APARTMENT #114

HILLSBORO BEACH, FL 33062 (Per Deed)

THE ESSAM SHOKRY MOAWAD AND NERMINE OR: 46344, Page: 154

SAMIR MOAWAD REVOCABLE LIVING TRUST DATED JUNE 8, 2009

(Per Deed. No address found on document.)

### MORTGAGE HOLDER OF RECORD:

ADEL KHALIL

Instrument: 112834071

1331 S KILLIAN DRIVE UNIT F

LAKE PARK, FL 33403 (Per Mortgage)

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FNA FLORIDA LLC

120 N LASALLE ST, SUITE 1220

CHICAGO, IL 60602 (Tax Deed Applicant)

CITY OF OAKLAND PARK

OR: 45074, Page: 1747

CODE ENFORCEMENT DIVISION

2901 W OAKLAND PARK BLVD., SUITE B-19

OAKLAND PARK, FL 33309 (Per Lien)

CITY OF OAKLAND PARK  
CODE ENFORCEMENT  
(Per Lien. No address found on document.)

Instrument: 112834036

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4942 15 10 0360

**CURRENT ASSESSED VALUE:** \$245,470

**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:**

Quit Claim Deed

OR: 22670, Page: 66

Warranty Deed

OR: 29910, Page: 1195

Warranty Deed

OR: 38997, Page: 985

**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



**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	<b>4525 NW 8 AVENUE, OAKLAND PARK FL 33309</b>	<b>ID #</b>	4942 15 10 0360
<b>Property Owner</b>	ESSAM SHOKRY & N S M REV LIV TR ADEL S KHALIL REV TR	<b>Millage</b>	1712
<b>Mailing Address</b>	1331 S KILLIAN DR #F LAKE PARK FL 33403	<b>Use</b>	48

<b>Abbreviated Legal Description</b>	MILBRAND INDUSTRIAL PARK 54-39 B LOT 24 BLK 2
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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\(8\)](#).

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.</a>					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$56,250	\$189,220	\$245,470	\$245,470	
2017	\$56,250	\$189,220	\$245,470	\$237,310	\$5,352.46
2016	\$56,250	\$166,140	\$222,390	\$215,740	\$5,022.34

<b>2018 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$245,470	\$245,470	\$245,470	\$245,470
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$245,470	\$245,470	\$245,470	\$245,470
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$245,470	\$245,470	\$245,470	\$245,470

<b>Sales History</b>				<b>Land Calculations</b>		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/8/2009	TD*-T	\$100	46344 / 154	\$9.00	6,250	SF
11/23/2005	WD*	\$100	41241 / 415			
1/25/2005	WD*	\$800,000	38997 / 985			
8/19/1999	WD*	\$1,200,000	29910 / 1195			
			2670 / 66			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		
				<b>Eff./Act. Year Built: 1970/1961</b>		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
W								
3200						4.16		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #39791

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 May 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 OAKLAND PARK CODE ENFORCEMENT DIVISION 5399 N. DIXIE HWY SUITE 3 OAKLAND PARK, FL 33334	THE ESSAM SHOKRY MOAWAD AND NERMINE SAMIR MOAWAD REVOCABLE LIVING TRUST DATED JUNE 8, 2009 4501 NW 8TH AVENUE OAKLAND PARK, FL 33309	N S M REV LIV TR 1331 S KILLIAN DR #F LAKE PARK, FL 33403	ADEL S KHALIL REV TR 1331 S KILLIAN DR #F LAKE PARK, FL 33403
CITY OF OAKLAND PARK ANDREW THOMPSON, BUDGET OFFICE 3650 NE 12 AVE OAKLAND PARK, FL 33334	CITY OF OAKLAND PARK, CODE ENFORCEMENT DIVISION 2901 W OAKLAND PARK BLVD., SUITE B-19 OAKLAND PARK, FL 33309	ADEL S. KHALIL, AS TRUSTEE FOR THE ADEL S. KHALIL REVOCABLE TRUST AGREEMENT DATED NOVEMBER 7TH, 2005 1167 HILLSBORO MILE, APARTMENT #114 HILLSBORO BEACH, FL 33062	ESSAM SHOKRY 4525 NW 8 AVENUE OAKLAND PARK, FL 33309
ESAM SHORKRY 1331 S KILLIAN DR #F LAKE PARK, FL 33403	ADEL S KHALIL REV TR 4525 NW 8 AVENUE OAKLAND PARK, FL 33309	N S M REV LIV TR 4525 NW 8 AVENUE OAKLAND PARK, FL 33309	ADEL S. KHALIL, AS TRUSTEE FOR THE ADEL S KHALIL REV TR AGREEMENT DATED 11/1/05 1167 HILLSBORO MILE, APARTMENT #114 HILLSBORO BEACH, FL 33062
ESSAM SHOKRY & N S M REV LIV TR ADEL S KHALIL REV TR 4501 NW 8 AVENUE OAKLAND PARK, FL 33309	THE ESSAM SHOKRY MOAWAD AND NERMINE SAMIR MOAWAD REVOCABLE LIVING TRUST DATED JUNE 8, 2009 393 LAKEVIEW DRIVE CORAL SPRINGS, FL 33071	* NANCY LEGAULT LIV TR LEGAULT, NANCY TRSTEE 7420 SW 39 ST DAVIE, FL 33314-2315	MOAWAD, ESSAM S REV TR KHALIL, ADEL A REV TR 850 OLD DIXIE HWY STE 1 LAKE PARK, FL 33403
ESSAM S MOAWAD 1167 HILLSBORO MILE APT 114 HILLSBORO BEACH, FL 33062	ESSAM SHOKEN MOAWAD 4094 NW 59 ST COCONUT CREEK, FL 33073-4030	NERMINE SAMIR MOAWAD 4094 NW 59 ST COCONUT CREEK, FL 33073-4030	ADEL S KHALIL 290 CELESTIAL WAY APT 1A JUNO BEACH, FL 33408-2360

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 May 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 39791

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: 494215-10-0360  
Certificate Number: 10330  
Date of Issuance: 06/01/2015  
Certificate Holder: FNA FLORIDA LLC  
Description of Property: MILBRAND INDUSTRIAL PARK 54-39 B  
LOT 24 BLK 2

Name in which assessed: ESSAM SHOKRY & N S M REV LIV TR ADEL S KHALIL REV TR  
Legal Titleholders: ESSAM SHOKRY & N S M REV LIV TR  
ADEL S KHALIL REV TR  
1331 S KILLIAN DR #F  
LAKE PARK, FL 33403

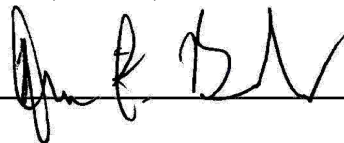
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of June, 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 17th day of May, 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: 05/17/2018, 05/24/2018, 05/31/2018 & 06/07/2018  
Minimum Bid: 25660.95



## 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

39791

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 10330

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

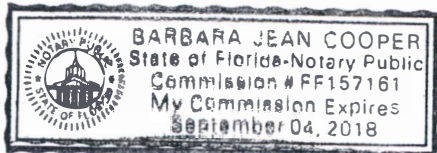
05/17/2018 05/24/2018 05/31/2018 06/07/2018

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  
7 day of JUNE, 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 39791

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: 494215-10-0360  
Certificate Number: 10330

Date of Issuance: 06/01/2015

Certificate Holder:

FNA FLORIDA LLC

Description of Property:

MILBRAND INDUSTRIAL PARK  
54-39 B  
LOT 24 BLK 2

Name in which assessed:

ESSAM SHOKRY & N S M REV  
LIV TR ADEL S KHALIL REV TR

Legal Titleholders:

ESSAM SHOKRY & N S M REV  
LIV TR

ADEL S KHALIL REV TR

1331 S KILLIAN DR #F

LAKE PARK, FL 33403

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 20th day of June, 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 17th day of May, 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: 25660.95

401-314

5/17-24-31 6/7 18-15/0000310239B

**BROWARD COUNTY SHERIFF'S OFFICE**

P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

**RETURN OF SERVICE**

Assignment:

Service Sheet #

13200

Please Route To Supervisor

18 021197

BROWARD COUNTY, FL vs. ESSAM SHOKRY: ETAL

TD 39791

PLAINTIFF

VS.

DEFENDANT

CASE

TAX SALE NOTICE

COUNTY/BROWARD

6/20/2018

TYPE OF WRIT

COURT

HEARING DATE

ESSAM SHOKRY &amp;/OR N S M REV LIV TR

SERVE

4525 NW 8 AVENUE  
OAKLAND PARK, FL 33309

AND/OR ADEL S KHALIL REV TR

SERVE A.S.A.P. - RETURN

Received this process on

Date

5/10/2018

5/10/18 3:50 P  
TD 13200

14279

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

JULIE AIKMAN, SUPV.

9884

Attorney

☒ Served☐ Not Served - see comments

5/11/18

Date

at

12:00p

Time

On ESSAM SHOKRY &/OR N S M REV LIV TR AND/OR ADEL S KHALIL REV TR 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 Jose Garrido, holding the following position of said corporation Manager 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. 48.1831<sup>st</sup> attempt date/time: \_\_\_\_\_2<sup>nd</sup> attempt date/time: \_\_\_\_\_☐ **POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.1831<sup>st</sup> attempt date/time: \_\_\_\_\_2<sup>nd</sup> attempt date/time: \_\_\_\_\_☐ **OTHER RETURNS:** See comments

COMMENTS:

W/m 5'10 160lbs Blk /Bwn (Latin)

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

SCOTT J. ISRAEL, SHERIFF  
BROWARD COUNTY, FLORIDABY: 

D.S.

ORIGINAL

TRESHAIR 13200

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494215-10-0360 (TD #39791)

RECEIVED SHERIFF  
2018 MAY -9 AM 10:28  
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 May 31, 2018 .....\$19,779.57

Or

\* Amount due if paid by June 19, 2018 .....\$20,028.52

\*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 June 20, 2018 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

ESSAM SHOKRY AND/OR  
N S M REV LIV TR AND/OR  
ADEL S KHALIL REV TR  
4525 NW 8 AVENUE  
OAKLAND PARK, FL 33309

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



**PALM BEACH COUNTY SHERIFF'S OFFICE ORIGINAL RETURN**

Court: Circuit  
Case No.: 10330  
County: Broward

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ESSAM SHOKRY AND/OR N S M REV LIV TR AND/OR  
ADEL S KHALIL REV TR

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1331 S KILLIAN DR #F  
LAKE PARK, FL 33403

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BROWARD COUNTY -  
TAX DEEDS  
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RM A-100  
FORT LAUDERDALE. FL

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NOTICE OF APPLICATION  
FOR TAX DEED WITH  
WARNING AND COPY

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IN RE: ESSAM SHOKRY & N S M REV LIV  
TR ADEL S KHALIL REV TR

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N/A

Received this Writ on May 9, 2018 and served the same on the within named defendant at 1:52 PM on May 10, 2018, in Palm Beach County, Florida, a true copy of this Writ, endorsed thereon by me, Kevin Back by **Posting** an attached copy to a conspicuous place on the property.

By:   
Kevin Back 2493

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494215-10-0360 (TD # 39791)

# WARNING

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

PALM BEACH COUNTY SHERIFF'S OFFICE  
ATTN: CIVIL DIVISION  
3228 GUN CLUB ROAD  
WEST PALM BEACH, FL 33406

**ORIGINAL  
DOCUMENT**

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

24  
ESSAM SHOKRY AND/OR  
N S M REV LIV TR AND/OR  
ADEL S KHALIL REV TR  
1331 S KILLIAN DR #F  
LAKE PARK, FL 33403

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION  
THIS IS THE ADDRESS OF THE OWNER!**

14

**CITY OF OAKLAND PARK  
CODE ENFORCEMENT DIVISION  
2901 W OAKLAND PARK BLVD., SUITE B-19  
OAKLAND PARK, FLORIDA 33309**

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF OAKLAND PARK  
STATE OF FLORIDA**

**IN THE MATTER OF:  
CITY OF OAKLAND PARK  
VS  
MOAWAD, ESSAM S REV TR  
KHALIL, ADEL A REV TR  
850 OLD DIXIE HWY STE 1  
LAKE PARK FL 33403**

**CASE NO. 154187  
SP07-235**

**ORDER IMPOSING PENALTY/LIEN**

This cause came on for public hearing before the Code Enforcement Special Magistrate of the City of Oakland Park, Florida, (herein referred to as "Special Magistrate") on **January 08, 2008**, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued the Findings of Fact and Conclusions of Law and thereupon issued the oral Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent(s) has not complied with the order dated **October 09, 2007**, it is hereby

ORDERED that Respondent(s) pay to the **CITY OF OAKLAND PARK** a fine in the amount of **\$250 per day per violation plus \$100 for the recording of liens and release of liens** for the violation(s) of **FBC.117.2.1.2.4 FBC.117.1 FBC.117.2.1.3.1 FBC.117.5 SEC.5.3(A) NEC.110.12 NEC.314.25 NEC.408.38 FBC.117.1.2** that existed at **4501 NW 8 AVE OAKLAND PARK**, described as:

**494215100340  
MILBRAND INDUSTRIAL PARK 54-39 B LOT 22,23 BLK 2**

after **October 12, 2007**, which was the date previously set by the Special Magistrate's order.

This Order can be recorded and shall then constitute a lien for the fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to **Section 162.09** of the Florida Statutes.

**CERTIFICATION**  
I certify this to be a true and correct  
copy of the record in my office.  
WITNESSETH my hand and official seal of  
the City of Oakland Park, Florida this  
day of February 2008  
Joseph M. Smith City Clerk

NE AND ORDERED this **January 08, 2008** at Oakland Park, Florida.

79

By: \_\_\_\_\_

Special Magistrate

*PERSONALLY appeared before me, the undersigned authority, **Mitchell S. Kraft**, well known to me and known by me to be the CODE ENFORCEMENT SPECIAL MAGISTRATE, and acknowledged before me that she executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that she was duly authorized to do so. She is personally known to me or has produced a Florida drivers license as identification.*

WITNESS my hand and official seal this 14-Jan-08

Dorothy J Brooks  
Notary Public

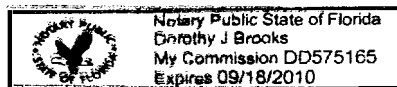
My Commission Expires:

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to **MOAWAD,ESSAM S REV TR** at **KHALIL,ADEL A REV TR**  
**850 OLD DIXIE HWY STE 1**

**LAKE PARK FL 33403**

this 14 day of January, 2008

DJ Brooks  
Recording Secretary



**CODE ENFORCEMENT  
CITY OF OAKLAND PARK  
STATE OF FLORIDA**

**CERTIFICATION**  
I certify this to be a true and correct  
copy of the record in my office.  
WITNESSETH my hand and official seal of  
the City of Oakland Park, Florida this  
5<sup>th</sup> day of February 2015  
*[Signature]* City Clerk

**IN THE MATTER OF:  
CITY OF OAKLAND PARK**

**VS**

**CASE NO. 154187  
SP 07-235**

**MOAWAD, ESSAM S. REV TR  
KHALIL, ADEL A. REV TR.  
NERMINE SAMIR MOAWAD REVOCABLE LIVING TRUST  
1331 S KILLIAN DR. #F  
LAKE PARK, FL 33403**

**ORDER CERTIFYING FINAL PENALTY AND LIEN**

This cause initially came on for public hearing before the Code Enforcement Special Magistrate of the City of Oakland Park, Florida, on **October 9, 2007**, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued its Findings of Fact and Conclusions of Law and thereupon issued its Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain corrective action by October 12, 2007.

An Affidavit of Non-Compliance was filed with the Special Magistrate by the Code Inspector, which Affidavit certified under oath that the required corrective action had not been taken as ordered.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent(s) did not comply with the order dated **October 9, 2007**, and on **January 8, 2008**, the Special Magistrate entered an Order imposing a fine and lien in the amount of \$250 per day per violation, plus \$100 for the recording of liens and release of liens for the violation.

On **January 29, 2015**, the Special Magistrate was notified that the property was in compliance, and that the fines pursuant to the City's lien recorded in Official Records Book 45074, Page 1747 of the Public Records of Broward County, Florida, accrued to the sum total of **\$760,000.00** as follows:

Sec. 117.2.1.2.4 fine of \$250 per day from 10/12/07-8/6/08 for a total of \$74,500  
Sec. 117.1 fine of \$250 per day from 10/12/07-8/6/08 for a total of \$74,500  
Sec. 117.2.1.3.1 fine of \$250 per day from 10/12/07-8/6/08 for a total of \$74,500  
Sec. 117.5 fine of \$250 per day from 10/12/07-8/6/08 for a total of \$74,500  
Sec. 5.3(A) fine of \$250 per day from 10/12/07-12/22/08 for a total of \$109,000  
NEC 110.12 fine of \$250 per day from 10/12/07-8/6/08 for a total of \$74,500



NEC 314.25 fine of \$250 per day from 10/12/07-9/16/08 for a total of \$84,750  
 NEC 408.38 fine of \$250 per day from 10/12/07-9/16/08 for a total of \$84,750  
 FBC 117.1.12 fine of \$250 per day from 10/12/07-12/22/08 for a total of \$109,000

The Special Magistrate hereby ratifies and confirms the Order Imposing Penalty/Lien recorded in Official Records Book 45074, Page 1747 of the Public Records of Broward County, Florida, and certifies the total fine in the sum total of **\$760,000.00** against the property located at **4501 NW 8<sup>th</sup> Ave., Oakland Park, FL**, described as:


**Folio No. 494215100340**  
**MILBRAND INDUSTRIAL PARK 54-39B LOT 22,23, BLK 2**

This Order can be recorded and shall then constitute a lien for all the accrued fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to **Section 162.09** of the Florida Statutes.

DONE AND ORDERED this **January 29, 2015** at Oakland Park, Florida.

By:   
 Special Magistrate Alexia Gertz

*PERSONALLY appeared before me, the undersigned authority, well known to me and known by me to be the Special Magistrate and Recording Secretary, and acknowledged before me that he/she executed the foregoing instrument on behalf of the SPECIAL MAGISTRATE, as its true act and deed, and that he/she was duly authorized to do so. He/She is personally known to me or has produced a Florida driver's license as identification.*

WITNESS my hand and official seal this 

Notary Public  
 My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA  
 Denise Smith  
 Commission # EE112747  
 Expires: JULY 17, 2015  
 BONDED THRU ATLANTIC BONDING CO., INC.

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Certifying Final Penalty/Lien has been furnished by mail to **MOAWAD, ESSAM S REV TR, ADEL A REV TR and NERMINE SAMIR MOAWAD REVOCABLE LIVING TRUST** at **1331 S KILLIAN DR. #F, LAKE PARK, FL 33403** this 29 day of JANUARY, 2015.

  
 Recording Secretary

2

**PREPARED BY:**  
1 STOP LEGAL, INC.  
Jenna Cavallaro  
1876 N. University Dr. Ste. 309A  
Plantation, FL 33322  
(954) 696-0620

## **TRUSTEE'S DEED**

**This Trustee's Deed**, made this 8th day of June, 2009, between ESSAM S. MOAWAD, individually and as Trustee of THE ESSAM S. MOAWAD REVOCABLE TRUST AGREEMENT dated November 7, 2005, as to one-half undivided interest in the subject property described below, to THE ESSAM SHOKRY MOAWAD AND NERMINE SAMIR MOAWAD REVOCABLE LIVING TRUST dated June 8, 2009 **Grantee(s)**, with intention to comply with Section 689.071, Florida Statutes, full power and authority is granted by this deed to the Trustee(s), or their successors, to deal in and with the property or interest therein or any part thereof, full power and authority is granted to the Trustee(s), or their successors, either to protect, conserve, and to sell, or lease, or to encumber, or otherwise manage and dispose of the property or any part of it.

**Witnesseth**, that said Grantor, for and in consideration of 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:

LOTS 22 THROUGH 24, BLOCK 2 OF MILBRAND INDUSTRIAL PARK,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54 AT  
PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

a/k/a: 4501 & 4525 NW 8th Ave., Oakland Park, FL 33309

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

**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** Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good

2

right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of WARRANTY, dated November 23, 2005.

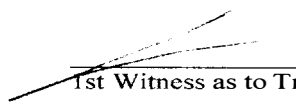
#### REPRESENTATION OF PERSONAL REPRESENTATIVE

I represent to you that:

- (a) I am duly appointed and qualified to act as Trustee under the Trust identified in Paragraph 1;
- (b) In all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such Trust have been met; and
- (c) I have the power and authority to execute this Deed.

**WITNESS** the hands and seal of said Grantor this 8th day of June, 2009.

  
Grantor, ESSAM S. MOAWAD, Trustee

  
1st Witness as to Trustee Sandra Cavallaro

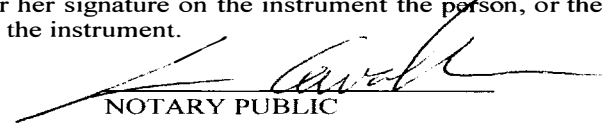
  
2nd Witness as to Trustee PARUL LAROTTE

STATE OF FLORIDA  
COUNTY OF BROWARD



On this 8th day of June, 2009 before me, ESSAM S. MOAWAD, personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same in his or her authorized capacity, and that by his or her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

**WITNESS** my hand and official seal.

  
NOTARY PUBLIC

Affiant Known ☒ Produced ID Type of ID Florida Drivers License

This instrument prepared by )  
and please return to: )  
James R. Merola, Esquire )  
11380 Prosperity Farms Road )  
Suite 204 )  
Palm Beach Gardens, Florida 33410 )  
(561) 622-1433 )

(Space above this line for recording data)

Property Appraiser's Parcel ID #: 19215-10-03400  
19215-10-03600

## Warranty Deed

**THIS WARRANTY DEED** executed the 23<sup>rd</sup> day of November, 2005, by and between ESSAM S. MOAWAD, a single man, of the County of Broward, in the State of Florida, hereinafter Grantor and ESSAM S. MOAWAD, AS TRUSTEE OF THE ESSAM S. MOAWAD REVOCABLE TRUST AGREEMENT DATED NOVEMBER 7<sup>th</sup>, 2005, as to a one-half undivided interest in the subject property described below, and ADEL S. KHALIL, AS TRUSTEE OF THE ADEL S. KHALIL REVOCABLE TRUST AGREEMENT DATED NOVEMBER 7<sup>th</sup>, 2005, as to the remaining one-half undivided interest in the subject property described below, as Tenants in Common and not as Joint Tenants With Rights of Survivorship, with the full power and authority to protect, conserve, sell, lease or to encumber or otherwise to manage and dispose of the real property therein, pursuant to Florida Statute §689.071, or as may be amended, of the County of Broward, in the State of Florida, whose post office address is 1167 Hillsboro Mile, Apartment #114, Hillsboro Beach, Florida 33062, hereinafter Grantees.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00), to him in hand paid by the said Grantees, the receipt whereof which is hereby acknowledged, has granted, bargained and sold to the said Grantees, their heirs and assigns forever, an undivided interest in the following described land, as situate, and being in the County of Broward, State of Florida:

LOTS 22 THROUGH 24, BLOCK 2 OF MILBRAND INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54 AT PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. The subject is also known as 4501 AND 4525 N.W. 8<sup>th</sup> Place, Oakland Park, Florida 33309.

**THE ABOVE PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, NOR IS IT CONTIGUOUS NOR ADJACENT TO THE GRANTOR'S HOMESTEAD. SAID GRANTOR RESIDES AT 1167 HILLSBORO MILE, APARTMENT 114, HILLSBORO BEACH, FLORIDA 33062.**

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

1. Zoning and/or prohibitions imposed by any governmental authority.
2. Real estate taxes and public assessments for the current year.
3. All other reservations, restrictions, covenants and easements of record.

**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 Grantees 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, 2004, restrictions, reservations and easements of record, if any, and to all valid zoning ordinances.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year above stated.

Signed, sealed and delivered  
in the presence of:

Witness Signature

Printed Witness Name

Witness Signature

Printed Witness Name

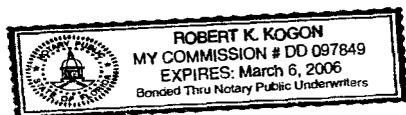
ESSAM S. MOAWAD  
1167 Hillsboro Mile Apt. 114  
Hillsboro Beach, Florida 33062

STATE OF FLORIDA )  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of November, 2005, by ESSAM S. MOAWAD, who is personally known to me or who produced Florida driver's license number \_\_\_\_\_ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

ROBERT K KOGON  
(Printed Name of Notary Public)



**Record & Return To:**

**Main Street Title & Escrow**

**3300 University Drive #210**

**Coral Springs, Florida 33065**

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Barry Sickles, Esq.**

**Main Street Title & Escrow**

**3300 University Drive Suite 210**

**Coral Springs, Florida 33065**

Property Appraisers Parcel Identification (Folio) Numbers:

**19215-10-03400 AND 19215-10-03600**

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the **25th day of January, 2005** by **GUADALUPE GARCIA**, a married man, whose post office address is **1143 SW 4th AVENUE, POMPANO BEACH, FL 33060** herein called the grantor, to **ESSAM SHOKRY MOAWAD**, a single man, whose post office address is **1167 HILLSBORO MILE #114, HILLSBORO BEACH, FL 33062**, 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.:

**LOTS 22 THROUGH 24, BLOCK 2 OF MILBRAND INDUSTRIAL PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54 AT PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

**THE ABOVE PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE HOESTEAD PROPERTY OF THE GRANTOR NOR IS IT CONTIGUOUS NOR ADJACENT TO THE GRANTOR'S HOMESTEAD. SAID GRANTOR RESIDES AT 1143 SW 4<sup>th</sup> AVENUE, POMPANO BEACH, FLORIDA.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2005 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, 2004.

**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:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

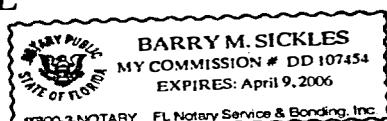
Witness #2 Printed Name

GUADALUPE GARCIA

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 25th day of January, 2005 by **GUADALUPE GARCIA** who is personally known to me or has produced FL. DRIVER LICENSE as identification.

**SEAL**



My Commission Expires

Notary Public

Printed Notary Name

This Instrument Prepared by:  
Glenn R. Mee  
Record and Return to:  
Glenn R. Mee, P.A.  
517 S.W. First Avenue  
Fort Lauderdale, FL 33301

INSTR # 99604281  
OR BK 29910 PG 1195  
RECORDED 10/06/1999 11:20 AM  
COMMISSION  
BROWARD COUNTY  
DOC STAMP-D 8,400.00  
DEPUTY CLERK 2005

Property Folio Numbers: 17-9215-10-0290, 17-9215-10-0300, 17-9215-10-0360, 17-9215-10-0340

Grantee S.S. No.:

\_\_\_\_\_  
Space Above This Line for Recording Date

### WARRANTY DEED

(Statutory Form, Section 689.02, F.S.)

THIS INDENTURE made this 19th day of August, 1999 BETWEEN  
M.J.O. HOLDING CORP., a corporation existing under the laws of the State of  
Florida, and having its principal place of business at: 4525 NW 8th Ave. Oakland Park, FL  
of the County of Broward, State of Florida, hereinafter referred to as the  
Grantor\*, to GUADALUPE GARCIA, A MARRIED MAN, whose post office address is:  
1143 SW 4<sup>th</sup> Avenue, Pompano Beach, FL 33060, 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.)

**WITNESSETH**, 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 whereof is hereby  
acknowledged, hereby grants, bargains, sells, releases and conveys and unto  
the grantee all that certain land situate, lying and being in Broward County,  
Florida, to wit:

**Lots 17, 18, 22, 23 and 24 of Block 2, OF MILBRAND INDUSTRIAL PARK,**  
**according to the Plat thereof, as recorded in Plat Book 54, Page 39 of**  
**the Public Record of Broward County, Florida.**

**SUBJECT TO:** Taxes for the year 1999 and subsequent years, easements,  
restrictions, limitations, reservations and conditions of record, if any,  
which are specifically not extended or reimposed hereby.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto  
belonging or in anyway appertaining thereto.

**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, 1998.

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

Signed, sealed and delivered in presence of:

*Cherise Sontag*  
Signature  
Printed Name: Cherise Sontag

*Susan Ronis*  
Signature  
Printed Name: Susan Ronis

M.J.O. HOLDING CORP.,  
A Florida corporation

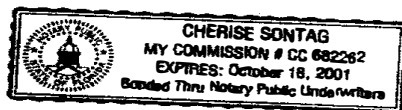
Address: 4525 NW 8<sup>th</sup> Ave. Oakland  
Park, FL.

*Michael Jay O'Neal*  
By: MICHAEL JAY O'NEAL, President

STATE OF FLORIDA : SS  
COUNTY OF BROWARD: SS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgements, personally appeared, MICHAEL JAY O'NEAL, well known to me to be the President of the Corporation named as Grantor, and that he produced personally known as identification, that he severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and individually, and that the Corporate Seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 19 day of August, 1999.



*Cherise Sontag*  
Notary Public

Printed Notary Signature



Name: **MJO Holdings Corp**Address: **4501 NW 8th Ave  
Ft Lauderdale FL 33309**This instrument Prepared by: **Michael JAY O'NEAL**Address: **7310 NW 48th PL  
Lauderhill FL 33319**

Property Appraiser's Parcel Identification (Folio Number(s)):

Grantee(s) S.S. #s)

OUT CLAIM DEED

LASTED POWER NO. 5

94-480639 T#001  
09-30-94 02:35PM\$ 63.00  
DOCU. STAMPS-DEEDRECVD. BROWARD CTY  
B. JACK OSTERHOLT

COUNTY ADMIN.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE F

**This Quit Claim Deed, Executed the 16<sup>th</sup> day of September 1994, by  
Miley O'NEAL****first party, to M. J. O. Holdings Corp**  
whose post office address is **4501 NW 8th Ave****Ft Lauderdale FL 33309****second party.**

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth, That the first party, for and in consideration of the sum of \$ 9000.00**, in  
hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-  
claim unto the second party forever, all the right, title, interest, claim and demand which the 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:**Lots 18, 24 Block 2 of Milbrand Industrial Park, According  
to the Plat thereof, Recorded in Plat Book 54, Page 39 of  
the public Records of Broward County, Florida.**

B2670P60066

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR**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 first  
party, either in law or equity, to the only proper use, benefit and behoof 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:**

Witness Signature (as to first Grantor)

**Michael Santag**

Printed Name

Witness Signature (as to first Grantor)

**GUADALUPE T. GARCIA**

Printed Name

Witness Signature (as to Co-Grantor, if any)

**Michael Santag**

Printed Name

Witness Signature (as to Co-Grantor, if any)

**GUADALUPE T. GARCIA**

Printed Name

**STATE OF FLORIDA**  
**COUNTY OF BROWARD**

Grantor Signature

**295 BANKHEAD HWY**

Printed Name

**MABLETON GA 30060**

Post Office Address

Co-Grantor Signature (if any)

**4400 NW 19th TERR.**

Printed Name

**OAKLAND PK FL 33309**

Post Office Address

**I hereby Certify that on this day, before me, an officer duly  
authorized to administer oaths and take acknowledgments, per-  
sonally appeared****known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that  
executed the same, and an oath was not taken. (Check one: ) Said person(s) is/are personally known to me. Said person(s) provided the  
following type of identification:**

NOTARY RUBBER STAMP SEAL

**NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: Nov. 22, 1995.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Witness my hand and official seal in the County and State last aforesaid this

**16<sup>th</sup> day of Sept**, A.D. 19**94**

Notary Signature

**MILEY O'NEAL**

Printed Notary Signature

## ***MORTGAGE DEED***

**THIS MORTGAGE DEED** (the "mortgage") is made and entered on **December 16, 2014** by and between **ESSAM S. MOAWAD INDIVIDUALLY AND TRUSTEE OF THE ESSAM S. MOAWAD TRUST OF THE REVOCABLE TRUST AGREEMENT DATED NOVEMBER 7, 2005 AS MAY BE AMENDED** and **ESSAM S. MOAWAD AKA ESSAM SHOKRY MOAWAD AS TRUSTEE OF THE Essam Shokry Moawad Nermine same Moawad Revocable Living Trust dated June 8, 2009** and **NERMINE SAMIR MOAWAD, INDIVIDUALLY AND AS TRUSTEE OF THE Essam Shokry Moawad Nermine same Moawad Revocable Living Trust dated June 8, 2009** (the "Mortgagor") of **4501 NW 8<sup>th</sup> AVENUE, OAKLAND PARK, Florida 33309** and to **ADEL KHALIL**, (the "Mortgagee") of **1331 S KILLIAN DRIVE UNIT F, LAKE PARK, FL 33403** which term includes any holder of this Mortgage, to secure the payment of the **PRINCIPAL SUM** of **\$23,000.00** together with interest thereon computed on the outstanding balance, as provided in this Mortgage, and also to secure the performance of all the terms, covenants, agreements, conditions and extensions of the Mortgage.

**IN CONSIDERATION OF** the loan made by Mortgagee to Mortgagor and for the purpose expressed above, the Mortgagor does hereby grant and convey to Mortgagee, with **MORTGAGE COVENANTS**, the following described property (the "Property") situated at **4501NW 8<sup>TH</sup> AVENUE in the City of OAKLAND PARK, County of BROWARD**, in the State of Florida, and **4525 NW 8<sup>TH</sup> AVENUE in the City of OAKLAND PARK, County of BROWARD**, in the **State of Florida** with the following legal description:

**LOTS 22 THROUGH 24 OF MILBRAND INDUSTRIAL PARK, ACCORDING TO THE PUBLIC RECORDS, RECORDED IN PLAT BOOK 54, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

### **PAYMENTS OF SUMS SECURED.**

Mortgagor shall pay to Mortgagee the principal and interest as agreed and reasonable charges fixed by Mortgagee to satisfy and discharge this Mortgage of records and any other relevant loan documents, and all other sums hereby secured. Mortgagor shall keep and perform every other term, provision, covenant, and agreement of this Mortgage.

### **WHEN THIS MORTGAGE BECOMES VOID.**

When the loan secured by this Mortgage has been paid in full with all interest due, this Mortgage shall become void.

**MORTGAGOR FURTHER COVENANTS AND AGREES THAT:**

- a. Mortgagor warrants that it is lawfully seized of the Property, that it has full right and is lawfully authorized to sell, convey, or encumber the same, and that the Property is free and clear of all encumbrances except as provided herein.
- b. Mortgagor covenants to warrant and forever defend, all and singular, the Property unto the Mortgagee forever from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.
- c. **Mortgagor will make with each periodic payment secured by this Mortgage, a payment sufficient (amount to be determined) to provide a fund, from which the real estate taxes, betterment assessments and other municipal charges, which can become a lien against the mortgaged premises, can be paid by Mortgagee when due.** *This provision shall be effective only in the event that a fund for the same purpose is not required to be established by the holder of a senior mortgage.*
- d. In the event that Mortgagor fails to carry out the covenants and agreements set forth herein, the Mortgagee may do and pay for whatever is necessary to protect the value of and the Mortgagee's rights in the mortgaged property and any amounts so paid shall be added to the principal sum due the Mortgagee hereunder.
- e. In the event that any condition of this Mortgage shall be in default within a reasonable time, the entire debt shall become immediately due and payable at the option of the Mortgagee. **Mortgagee shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.**
- f. In the event that the Mortgagor transfers ownership (either legal or equitable) or any security interest in the mortgaged property, whether voluntarily or involuntarily, the Mortgagee may at its option declare the entire debt due and payable.
- g. **This Mortgage is also security for all other direct and contingent liabilities of the Mortgagor to Mortgagee which are due or become due and whether now existing or hereafter contracted.**
- h. Mortgagor shall not commit waste or permit others to commit actual, permissive or constructive waste on the property.
- i. This Mortgage is upon the statutory condition and the other conditions set forth herein, for breach of which Mortgagee shall have the statutory power of sale to the extent existing under the laws of this state.

**Mortgagee Signature:**

DATED: 12-16-14

*[Signature]*

**ESSAM S. MOAWAD INDIVIDUALLY AND TRUSTEE OF THE ESSAM S. MOAWAD TRUST OF THE REVOCABLE TRUST AGREEMENT DATED NOVEMBER 7, 2005 AS MAY BE AMENDED and ESSAM S. MOAWAD AKA ESSAM SHOKRY MOAWAD AS TRUSTEE OF THE Essam Shokry Moawad Nermine same Moawad Revocable Living Trust dated June 8, 2009**

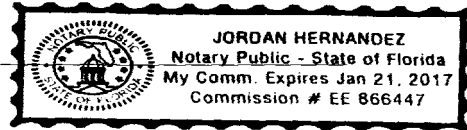
*[Signature]*

**NERMINE SAMIR MOAWAD, INDIVIDUALLY AND AS TRUSTEE OF THE Essam Shokry Moawad Nermine same Moawad Revocable Living Trust dated June 8, 2009**

**STATE OF FLORIDA, COUNTY OF BROWARD :**

*[Signature]*  
Notary Public  
Notary Public

Title (and Rank)



My commission expires January 21<sup>st</sup>, 2017

***SECURED PROMISSORY NOTE***

**\$23,000**

DATE: December 16, 2014

For value received, the undersigned **Essam S. Moawad a/k/a Essam Shokry Moawad and Nermine Samir a/k/a Nermine Samir Moawad** (the "Borrower"), promises to pay to the order of **Adel S. Khalil** (the "Lender") (or at such place as the Lender may designate in writing), the sum of **\$23,000** (*twenty three thousand dollars and zero cents*) with interest from **DECEMBER 16, 2014**, on the unpaid principal at the rate of 10% per annum.

**TERMS OF REPAYMENT**

**A. Payments**

Unpaid principal after the Due Date shown below shall accrue interest at a rate of 20% annually until paid.

The unpaid principal and accrued interest shall be payable in monthly installments of **\$2,022.07**, beginning on **JANUARY 16, 2015**, and continuing until **DECEMBER 16, 2015**, (the "Due Date"), at which time the remaining unpaid principal and interest shall be due in full.

**B. Application of Payments**

All payments on this Note shall be applied first in payment of accrued interest and any remainder in payment of principal.

**C. Late Fee**

The Borrower promises to pay a late charge of **\$100.00** for each installment that remains unpaid for more than **six days (6)** after its due date. This late charge shall be paid as liquidated damages, in lieu of actual damages, and not as a penalty. Payment of such late charge shall, under no circumstances, be construed to cure any default arising from or relating to such late payment.

**D. Acceleration of Debt**

If any payment obligation under this Note is not paid when due, the remaining unpaid principal balance and any accrued interest shall become due immediately at the option of the Lender.

**SECURITY**

This Note is secured by real estate located at **4501 NW 8<sup>TH</sup> AVENUE OAKLAND PARK, FL 33309 and 4525 NW 8<sup>TH</sup> AVENUE OAKLAND PARK, FL 33309**. The Lender is not required to rely on the above security instrument and the assets secured therein for the payment of this Note in the case of default, but may proceed directly against the Borrower.

**PREPAYMENT**


The Borrower reserves the right to prepay the Note (*in whole or part*) prior to the Due Date with no prepayment penalty. Any such prepayment shall be applied against the installments of principal due under this Note in the inverse order of their maturity and shall be accompanied by payment of accrued interest on the amount prepaid to the date of prepayment.

**COLLECTION COSTS**

If any payment obligation under this Note is not paid when due, the Borrower promises to pay all costs of collection, including reasonable attorney fees, whether or not a lawsuit is commenced as part of the collection process.

**DEFAULT**

If any of the following events of default occur, this Note and any other obligations of the Borrower to the Lender, shall become due immediately, without demand or notice:

1. the failure of the Borrower to pay the principal and any accrued interest when due;
2. the liquidation, dissolution, incompetency, or ~~death of the Borrower,~~ 
3. the filing of bankruptcy proceedings involving the Borrower;
4. the application for the appointment of a receiver for the Borrower;
5. the making of a general assignment for the benefit of the Borrower's creditors;
6. the insolvency of the Borrower;
7. a misrepresentation by the Borrower to the Lender for the purpose of obtaining or extending credit;

OR

8. the sale of a material portion of the business or assets of the Borrower.

In addition, the Borrower shall be in default if there is a sale, transfer, assignment, or any other disposition of any real estate pledged as collateral for the payment of this Note, or if there is a default in any security agreement which secure this Note.

#### **SEVERABILITY OF PROVISIONS**

If any one or more of the provisions of this Note are determined to be unenforceable, in whole or in part, for any reason, the remaining provisions shall remain fully operative.

#### **MISCELLANEOUS**

All payments of principal and interest on this Note shall be paid in the legal currency of the United States. The Borrower waives presentment for payment, protest, and notice of protest and demand of this Note.

No delay in enforcing any right of the Lender under this Note, or assignment by default in the payment of a monthly installment or the acceptance of a past-due installment shall be construed as a waiver of the right of Lender to thereafter insist upon strict compliance with the terms of this Note without notice being given to Borrower. All rights of the Lender under this Note are cumulative and may be exercised concurrently or consecutively at the Lender's sole option.

**This Note may not be amended without the written approval of the holder.**

#### **GOVERNING LAW**

This Note shall be construed in accordance with the laws of the State of FLORIDA.

#### **SIGNATURES**

This Note shall be signed by Essam S. Moawad a/k/a Essam Shokry Moawad and Nermine Samir a/k/a Nermine Samir Moawad.

**SIGNATURE PAGE**

DATED: 12-16-14

*Essam S. Moawad*  
ESSAM S. MOAWAD INDIVIDUALLY AND TRUSTEE OF THE ESSAM S. MOAWAD TRUST OF THE REVOCABLE TRUST AGREEMENT DATED NOVEMBER 7, 2005 AS MAY BE AMENDED and ESSAM S. MOAWAD AKA ESSAM SHOKRY MOAWAD AS TRUSTEE OF THE Essam Shokry Moawad Nermin same Moawad Revocable Living Trust dated June 8, 2009

*Nermin Moawad*  
NERMINE SAMIR MOAWAD, INDIVIDUALLY AND AS TRUSTEE OF THE Essam Shokry Moawad Nermin same Moawad Revocable Living Trust dated June 8, 2009

STATE OF FLORIDA, COUNTY OF BROWARD ss :

*[Signature]*  
Notary Public  
Notary Public  
Title (and Rank)



My commission expires January 21<sup>st</sup>, 2017

*[Signature]*  
Signature of person taking acknowledgment  
Jordan Hernandez  
Name typed, printed or stamped  
Notary Public  
Title (and Rank)  
N/A  
Serial Number (if applicable)



***AFFADAVIT***

**STATE OF Florida**  
**COUNTY OF BROWARD**

I depose and say that:

I am of legal age in my home territory.

I am submitting this Affidavit of Trust and state that trust is in full force and effect and has power to sign mortgage, with the understanding that it will be relied upon by that trust is in full force and effect ad has power to sign mortgage in connection with my promissory note.

I represent that I satisfy all eligibility requirements set forth in the official rules, which I acknowledge having read and understood, and any other requirements imposed by law;

I hereby represent and affirm that I have read, have complied with, and will continue to comply with all the rules, regulations, terms and conditions set forth in the Official Rules;

I have not perpetrated ad will not perpetrate any fraud or deception in connection with the contest and have not sought to influence the outcome other than by participating as expressly permitted in the Official Rules;

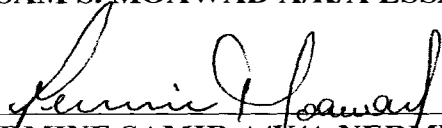
I have been given a full opportunity to review and analyze the Official Rules. I fully and completely understand all of the terms of this Affidavit and sign it voluntarily, freely, and knowingly.

**Oath of Affirmation:**

I certify under penalty and perjury under Florida law that I know the contents of this Affidavit signed by me and that the statements are true and correct.

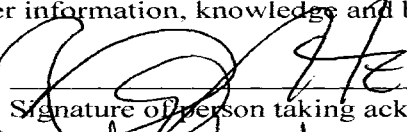
**SIGNATURE PAGE**

 12-16-14  
**ESSAM S. MOAWAD A/K/A ESSAM SHOKRY MOAWAD** Date

 12-16-14  
**NERMINE SAMIR A/K/A NERMINE SAMIR MOAWAD**

**STATE OF FLORIDA, COUNTY OF BROWARD, ss:**

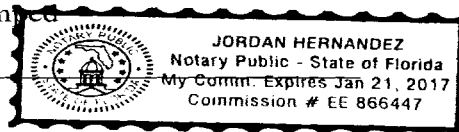
The foregoing Affidavit was acknowledged before me this 16<sup>th</sup> day of December, 2014 by **ESSAM S. MOAWAD A/K/A/ ESSAM SHOKRY MOAWAD and NERMINE SAMIR A/K/A NERMINE SAMIR MOAWAD** who is personally known to me or who have produced FL Driver's Licenses as identification, and being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.

  
 Signature of person taking acknowledgment

Jordan Hernandez  
 Name typed, printed or stamped

Notary Public  
 Title (and Rank)

N/A  
 Serial Number (if applicable)



**DATE: May 1st, 2018**

**PROPERTY ID # 494215-10-0360 (TD # 39791)**

# WARNING

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

ESSAM SHOKRY  
1331 S KILLIAN DR #F  
LAKE PARK, FL 33403

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4525 NW 8 AVENUE, OAKLAND PARK, FL 33309 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.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER 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 NOTICE.

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

*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 May 31, 2018 .....\$19,779.57  
Or

\* Estimated Amount due if paid by June 19, 2018 .....\$20,028.52

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 20, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.**

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE  
VISIT [www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

**DATE: May 1st, 2018**

**PROPERTY ID # 494215-10-0360 (TD # 39791)**

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ADEL S KHALIL REV TR  
4525 NW 8 AVE  
OAKLAND PARK, FL 33309

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**DATE: May 1st, 2018**

**PROPERTY ID # 494215-10-0360 (TD # 39791)**

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CITY OF OAKLAND PARK CODE ENFORCEMENT DIVISION  
5399 N. DIXIE HWY SUITE 3  
OAKLAND PARK, FL 33334

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**DATE: May 1st, 2018**

**PROPERTY ID # 494215-10-0360 (TD # 39791)**

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THE ESSAM SHOKRY MOAWAD AND NERMINE SAMR MOAWAD  
REVOCABLE LIVING TRUST DATED JUNE 8,. 2009  
4501 NW 8<sup>TH</sup> AVENUE  
OAKLAND PARK, FL 33309

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**DATE: May 1st, 2018**

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N S M REV LIV TR  
1331 S KILLIAN DR #F  
LAKE PARK, FL 33403

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**DATE: May 1st, 2018**

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

**DATE: May 1st, 2018**

**PROPERTY ID # 494215-10-0360 (TD # 39791)**

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CITY OF OAKLAND PARK  
ANDREW THOMPSON, BUDGET OFFICE  
3650 NE 12 AVE  
OAKLAND PARK, FL 33334

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

\* Estimated Amount due if paid by May 31, 2018 .....\$19,779.57

Or

\* Estimated Amount due if paid by June 19, 2018 .....\$20,028.52

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**DATE: May 1st, 2018**

**PROPERTY ID # 494215-10-0360 (TD # 39791)**

# WARNING

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

CITY OF OAKLAND PARK, CODE ENFORCEMENT DIVISION  
2901 W OAKLAND PARK BLVD., SUITE B-19  
OAKLAND PARK, FL 33309

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DATE: May 1st, 2018

PROPERTY ID # 494215-10-0360 (TD # 39791)

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ADEL S. KHALIL, AS TRUSTEE FOR THE ADEL S. KHALIL REVOCABLE TRUST  
AGREEMENT DATED NOVEMBER 7TH, 2005  
1167 HILLSBORO MILE, APARTMENT #114  
HILLSBORO BEACH, FL 33062

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**DATE: May 1st, 2018**

**PROPERTY ID # 494215-10-0360 (TD # 39791)**

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ESSAM SHOKRY  
4525 NW 8 AVENUE  
OAKLAND PARK, FL 33309

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N S M REV LIV TR  
4525 NW 8 AVENUE  
OAKLAND PARK, FL 33309

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**DATE: May 1st, 2018**

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ADEL S. KHALIL, AS TRUSTEE FOR THE ADEL S KHALIL  
REV TR AGREEMENT DATED 11/1/05  
1167 HILLSBORO MILE, APARTMENT #114  
HILLSBORO BEACH, FL 33062

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

**DATE: May 1st, 2018**

**PROPERTY ID # 494215-10-0360 (TD # 39791)**

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ESSAM SHOKRY & N S M REV LIV TR  
ADEL S KHALIL REV TR  
4501 NW 8 AVENUE  
OAKLAND PARK, FL 33309

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**DATE: May 1st, 2018**

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THE ESSAM SHOKRY MOAWAD AND NERMINE SAMIR MOAWAD  
REVOCABLE LIVING TRUST DATED JUNE 8, 2009  
393 LAKEVIEW DRIVE  
CORAL SPRINGS, FL 33071

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4525 NW 8 AVENUE, OAKLAND PARK, FL 33309 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: May 1st, 2018**

**PROPERTY ID # 494215-10-0360 (TD # 39791)**

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MOAWAD, ESSAM S REV TR  
KHALIL, ADEL A REV TR  
850 OLD DIXIE HWY STE 1  
LAKE PARK, FL 33403

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1167 HILLSBORO MILE APT 114  
HILLSBORO BEACH, FL 33062

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ESSAM SHOKEN MOAWAD  
4094 NW 59 ST  
COCONUT CREEK, FL 33073-4030

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NERMINE SAMIR MOAWAD  
4094 NW 59 ST  
COCONUT CREEK, FL 33073-4030

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ADEL S KHALIL  
290 CELESTIAL WAY APT 1A  
JUNO BEACH, FL 33408-2360

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4525 NW 8 AVENUE, OAKLAND PARK, FL 33309 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.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER 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 NOTICE.

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

*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 May 31, 2018 .....\$19,779.57

Or

\* Estimated Amount due if paid by June 19, 2018 .....\$20,028.52

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 20, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.**

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**DATE: May 1st, 2018**

**PROPERTY ID # 494215-10-0360 (TD # 39791)**

# WARNING

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

\* NANCY LEGAULT LIV TR  
LEGAULT, NANCY TRSTEE  
7420 SW 39 ST  
DAVIE, FL 33314-2315

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4525 NW 8 AVENUE, OAKLAND PARK, FL 33309 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.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER 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 NOTICE.

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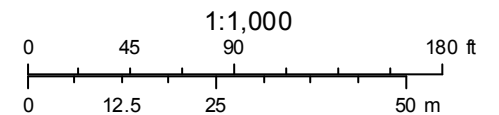
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March 30, 2018



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TD 39791 JUNE 2018 WARNING  
CITY OF OAKLAND PARK  
CODE ENFORCEMENT DIVISION  
5399 N. DIXIE HWY SUITE 3  
OAKLAND PARK, FL 33334

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

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TD 39791 JUNE 2018 WARNING  
THE ESSAM SHOKRY MOAWAD AND NERMINE SAMIR  
MOAWAD REV LIVING TRUST DATED JUNE 8, 2009  
4501 NW 8TH AVENUE  
OAKLAND PARK, FL 33309

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

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**TD 39791 JUNE 2018 WARNING**

**N S M REV LIV TR**

**1331 S KILLIAN DR #F**

**LAKE PARK, FL 33403**

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**TD 39791 JUNE 2018 WARNING**  
**ADEL S KHALIL REV TR**  
**1331 S KILLIAN DR #F**  
**LAKE PARK, FL 33403**

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

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TD 39791 JUNE 2018 WARNING  
CITY OF OAKLAND PARK  
ANDREW THOMPSON, BUDGET OFFICE  
3650 NE 12 AVE  
OAKLAND PARK, FL 33334

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TD 39791 JUNE 2018 WARNING  
CITY OF OAKLAND PARK  
CODE ENFORCEMENT DIVISION  
2901 W OAKLAND PARK BLVD., SUITE B-19  
OAKLAND PARK, FL 33309

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TD 39791 JUNE 2018 WARNING  
ADEL S. KHALIL, AS TRUSTEE FOR THE ADEL S. KHALIL  
REV TRUST AGREEMENT DATED NOVEMBER 7TH, 2005  
1167 HILLSBORO MILE, APARTMENT #114  
HILLSBORO BEACH, FL 33062

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LAKE PARK, FL 33403

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TD 39791 JUNE 2018 WARNING  
ADEL S KHALIL REV TR  
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**TD 39791 JUNE 2018 WARNING**  
**ADEL S. KHALIL, AS TRUSTEE FOR THE ADEL S KHALIL**  
**REV TR AGREEMENT DATED 11/1/05**  
**1167 HILLSBORO MILE, APARTMENT #114**  
**HILLSBORO BEACH, FL 33062**

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

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**TD 39791 JUNE 2018 WARNING**  
**ESSAM SHOKRY & N S M REV LIV TR**  
**ADEL S KHALIL REV TR**  
**4501 NW 8 AVENUE**  
**OAKLAND PARK, FL 33309**

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**TD 39791 JUNE 2018 WARNING**  
**THE ESSAM SHOKRY MOAWAD AND NERMINE SAMIR**  
**MOAWAD REV LIVING TRUST DATED JUNE 8, 2009**  
**393 LAKEVIEW DRIVE**  
**CORAL SPRINGS, FL 33071**

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TD 39791 JUNE 2018 WARNING  
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LEGAULT, NANCY TRSTEE  
7420 SW 39 ST  
DAVIE, FL 33314-2315

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TD 39791 JUNE 2018 WARNING  
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KHALIL, ADEL A REV TR  
850 OLD DIXIE HWY STE 1  
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TD 39791 JUNE 2018 WARNING  
ESSAM S MOAWAD  
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**TD 39791 JUNE 2018 WARNING**  
**ESSAM SHOKEN MOAWAD**  
**4094 NW 59 ST**  
**COCONUT CREEK, FL 33073-4030**

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Total Postage and Fees

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Street and Apt. No.

City, State, ZIP+4

**TD 39791 JUNE 2018 WARNING**  
**NERMINE SAMIR MOAWAD**  
**4094 NW 59 ST**  
**COCONUT CREEK, FL 33073-4030**

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

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP

TD 39791 JUNE 2018 WARNING  
ADEL S KHALIL  
290 CELESTIAL WAY APT 1A  
JUNO BEACH, FL 33408-2360

7017 0660 0000 3736 6846

## 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 39791 JUNE 2018 WARNING  
ADEL S KHALIL REV TR  
4525 NW 8 AVENUE  
OAKLAND PARK, FL 33309



9590 9402 3578 7305 3575 99

## 2. Article Number (Transfer from service label)

7017 0660 0000 3736 6747

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
- ☐ Insured Mail
- ☐ Registered Mail Restricted Delivery (over \$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 39791 JUNE 2018 WARNING  
ESSAM SHOKEN MOAWAD  
4094 NW 59 ST  
COCONUT CREEK, FL 33073-4030



9590 9402 3578 7305 3585 96

## 2. Article Number (Transfer from service label)

7017 0660 0000 3736 6822

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

- |  |   |
|--|---|
| <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"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured 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.

## 1. Article Addressed to:

TD 39791 JUNE 2018 WARNING  
N S M REV LIV TR  
4525 NW 8 AVENUE  
OAKLAND PARK, FL 33309



9590 9402 3578 7305 3575 82

## 2. Article Number (Transfer from service label)

7017 0660 0000 3736 6754

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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$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 39791 JUNE 2018 WARNING  
ESSAM SHOKRY  
4525 NW 8 AVENUE  
OAKLAND PARK, FL 33309



9590 9402 3578 7305 3576 12

2. Article Number (Transfer from service label)

7017 0660 0000 3736 6723

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Address

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
- ☐ Insured 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 39791 JUNE 2018 WARNING  
CITY OF OAKLAND PARK  
CODE ENFORCEMENT DIVISION  
5399 N. DIXIE HWY SUITE 3  
OAKLAND PARK, FL 33334



9590 9402 3578 7305 3576 81

## 2. Article Number (Transfer from sender's label)

7017 0660 0000 3736 6655

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

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

☐ 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

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

1. Article Addressed to:

TD 39791 JUNE 2018 WARNING  
CITY OF OAKLAND PARK  
ANDREW THOMPSON, BUDGET OFFICE  
3650 NE 12 AVE  
OAKLAND PARK, FL 33334



9590 9402 3578 7305 3576 43

2. Article Number (Transfer from service label)

7017 0660 0000 3736 6693

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)

Chiquita

C. Date of Delivery

05/10/18

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
- ☐ Insured Mail
- ☐ Registered Mail

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

\*all 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 39791 JUNE 2018 WARNING  
NERMINE SAMIR MOAWAD  
4094 NW 59 ST  
COCONUT CREEK, FL 33073-4030



9590 9402 3578 7305 3585 89

2. Article Number (Transfer from service label)

7017 0660 0000 3736 6839

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

- |  |   |
|--|---|
| <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"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt