



**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: 02/20/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 02/19/2018

CERTIFICATE # 2014-10630

ACCOUNT # 494221AC0290

ALTERNATE KEY # 328547

TAX DEED APPLICATION # 40018

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:

A Condominium Parcel known as Unit 101-4-E of ROYAL PARK, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5775, Page 866, of the Public Records of Broward County, Florida, together with all appurtenances thereto, according to said Declaration of Condominium, as amended in Official Records Book 7562, Page 381, of said Public Records.

PROPERTY ADDRESS: 101 ROYAL PARK DRIVE #4E, OAKLAND PARK FL 33309-5865

OWNER OF RECORD ON CURRENT TAX ROLL:

WILLIAM J O'NEIL EST

101 ROYAL PARK DR APT 4E

OAKLAND PARK, FL 33309-5865 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF WILLIAM J. O'NEIL, DECEASED OR: 11505, Page: 805

101 ROYAL PARK DR.- UNIT 4E

OAKLAND PARK, FL (Per Deed. No ZIP code found on document.)

(Property Appraiser indicates that William J. O'Neil is deceased. However, no Death Certificate or Probate action was found of record in Broward County.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ARTHUR J HURLEY

3500 S W 121 AVE

DAVIE, FL 33330-1629 (Tax Deed Applicant)

ROYAL PARK CONDOMINIUM APARTMENTS, INC. OR: 50423, Page: 1434

119 ROYAL PARK DRIVE #1A

OAKLAND PARK, FL 33309 (Per Lien)

ROYAL PARK CONDOMINIUM APARTMENTS, INC. OR: 50613, Page: 1904
TAMAR DUFFNER SHENDELL
SHENDELL & ASSOCIATES, P.A.
5340 N. FEDERAL HIGHWAY, SUITE 201
LIGHTHOUSE POINT, FL 33064 (Per Lis Pendens)

INTERNAL REVENUE SERVICE Instrument: 113289633
COLLECTION ADVISORY GROUP
7850 6TH COURT, MS 5780
PLANTATION, FL 33324 (Per Lien)

LANE ELEVATOR INC. Instrument: 114226272
1513 NE 27TH ST
POMPANO BEACH, FL 33064 (Per Notice of Commencement)

ROYAL PARK CONDOMINIUM APARTMENTS, INC.
119 ROYAL PARK DRIVE #1A
OAKLAND PARK, FL 33309 (Per Sunbiz. Declaration recorded in 5775-866.)

BETH G LINDIE, ESQ, REGISTERED AGENT
O/B/O ROYAL PARK CONDOMINIUM APARTMENTS, INC.
400 SE 6 STREET
FORT LAUDERDALE, FL 33301 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 21 AC 0290

CURRENT ASSESSED VALUE: \$81,960

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:

Sufficient Funds Affidavit

Instrument: 114335819

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.

Kim Pickett

Title Examiner



Site Address	101 ROYAL PARK DRIVE #4E, OAKLAND PARK FL 33309-5865	ID #	4942 21 AC 0290
Property Owner	O'NEIL,WILLIAM J EST	Millage	1712
Mailing Address	101 ROYAL PARK DR APT 4E OAKLAND PARK FL 33309-5865	Use	04
Abbreviated Legal Description	ROYAL PARK CONDO UNIT 101-4E		

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	\$8,200	\$73,760	\$81,960	\$80,830	
2017	\$8,200	\$73,760	\$81,960	\$73,490	\$1,836.51
2016	\$7,290	\$65,650	\$72,940	\$66,810	\$1,723.55

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$81,960	\$81,960	\$81,960	\$81,960
Portability	0	0	0	0
Assessed/SOH	\$80,830	\$81,960	\$80,830	\$80,830
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	\$80,830	\$81,960	\$80,830	\$80,830

Sales History			
Date	Type	Price	Book/Page or CIN
2/1/1984	WD	\$39,200	11505 / 805

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		750
Units/Beds/Baths		1/1/1.5
Eff./Act. Year Built: 1975/1974		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40018

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:

ARTHUR J HURLEY 3500 S W 121 AVE DAVIE, FL 33330-1629	CITY OF OAKLAND PARK ANDREW THOMPSON, BUDGET OFFICE 3650 NE 12 AVE OAKLAND PARK, FL 33334	ROYAL PARK CONDOMINIUM APARTMENTS, INC. 119 ROYAL PARK DRIVE #1A OAKLAND PARK, FL 33309	BETH G LINDIE, ESQ, REGISTERED AGENT O/B/O ROYAL PARK CONDOMINIUM APARTMENTS, INC. 400 SE 6 STREET FORT LAUDERDALE, FL 33301
LANE ELEVATOR INC. 1513 NE 27TH ST POMPANO BEACH, FL 33064	ROYAL PARK CONDOMINIUM APARTMENTS, INC. C/O TAMAR DUFFNER SHENDELL SHENDELL & ASSOCIATES, P.A. 5340 N. FEDERAL HIGHWAY, SUITE 201 LIGHTHOUSE POINT, FL 33064	INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP 7850 6TH COURT, MS 5780 PLANTATION, FL 33324	ESTATE OF WILLIAM J. O'NEIL 101 ROYAL PARK DR.- UNIT 4E OAKLAND PARK, FL
LYDIA ONEIL 13206 MORAN DR TAMPA, FL 33618			

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 40018

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: 494221-AC-0290
Certificate Number: 10630
Date of Issuance: 06/01/2015
Certificate Holder: HURLEY ARTHUR J
Description of Property: ROYAL PARK CONDO
UNIT 101-4E

A CONDOMINIUM, ACCORDING TO THE DECLARATION OF
CONDIMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK
5775, PAGE 866, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA, TOGETHER WILL ALL APPURTENANCES THERETO, ACCORDING
TO SAID DECLARATION OF CONDOMINIUM, AS AMENDED IN OFFICIAL
RECORDS BOOK 7562, PAGE 381 OF SAID PUBLIC RECORDS.

Name in which assessed: O'NEIL, WILLIAM J EST
Legal Titleholders: O'NEIL, WILLIAM J EST
101 ROYAL PARK DR APT 4E
OAKLAND PARK, FL 33309-5865

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: 9191.53

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

40018
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 10630

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

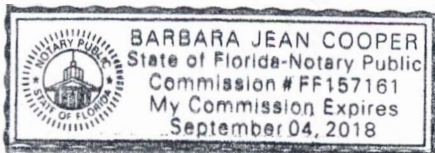
05/17/2018 05/24/2018 05/31/2018 06/07/2018

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 40018

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: 494221-AC-0290

Certificate Number: 10630

Date of Issuance: 06/01/2015

Certificate Holder:

HURLEY ARTHUR J

Description of Property:

ROYAL PARK CONDO
UNIT 101-4E

A CONDOMINIUM, ACCORDING
TO THE DECLARATION OF
CONDOMINIUM THEREOF, AS
RECORDED IN OFFICIAL RECORDS
BOOK 5775, PAGE 866, OF THE
PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA, TOGETHER
WITH ALL APPURTENANCES
THERE TO, ACCORDING TO SAID
DECLARATION OF CONDOMINI-
UM, AS AMENDED IN OFFICIAL
RECORDS BOOK 7562, PAGE 381
OF SAID PUBLIC RECORDS.

Name in which assessed:

O'NEIL, WILLIAM J EST

Legal Titleholders:

O'NEIL, WILLIAM J EST

101 ROYAL PARK DR APT 4E

OAKLAND PARK, FL 33309-5865

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

Unless such certificate shall be
redeemed according to law the prop-
erty 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.

SEE ATTACHED

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 successful
bidder is responsible to pay any
outstanding taxes.

Minimum Bid: 9345.84

401-314

5/17-24-31 6/7 18-70/0000310298B

BROWARD COUNTY SHERIFF'S OFFICE

P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment: 9199 Service Sheet # 18 021270
*SERVE A S A P - RETURN TO TAX NOTICE TRAVY
BROWARD COUNTY, FL vs. O'NEIL, WILLIAM J. EST
PLAINTIFF VS. DEFENDANT TD 40018
TAX SALE NOTICE COUNTY/BROWARD CASE
TYPE OF WRIT COURT HEARING DATE
ONEIL, WILLIAM J. EST 101 ROYAL PARK DRIVE, APT #4 E
SERVE OAKLAND PARK, FL 33309

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

JULIE AIKMAN, SUPV.
Attorney
9884

Received this process on

Date

5/10/18 e.m. 11002

☒ Served☐ Not Served - see comments

5/10/18

Date

1135am

Time

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

☐ **INDIVIDUAL SERVICE****SUBSTITUTE SERVICE:**☐ At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:

_____, in accordance with F.S. 48.031(1)(a)

☐ To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)☐ To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business**CORPORATE SERVICE:**☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091☐ **PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)☐ **POSTED RESIDENTIAL:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.1831st 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. 48.1831st attempt date/time: _____2nd attempt date/time: _____☒ **OTHER RETURNS:** See comments

COMMENTS:

Posted Tax Deed Notice. Apartment Appears Vacant.

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY:

e. Mitchell
e. Mitchell

D.S. 11002

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494221-AC-0290 (TD #40018)

RECEIVED SHERIFF
2018 MAY -9 AM 10:40
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\$7,164.92

Or

* Amount due if paid by June 19, 2018\$7,255.38

*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

PLEASE SERVE THIS ADDRESS OR LOCATION

O'NEIL, WILLIAM J EST
101 ROYAL PARK DR APT 4E
OAKLAND PARK, FL 33309

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

ROYAL PARK CONDOMINIUM APARTMENTS, INC.

Filing Information

Document Number	729775
FEI/EIN Number	13-2775855
Date Filed	05/27/1974
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	10/16/2009
Event Effective Date	NONE

Principal Address

119 ROYAL PARK DRIVE
#1A
OAKLAND PARK, FL 33309

Changed: 08/05/2010

Mailing Address

119 ROYAL PARK DRIVE
#1A
OAKLAND PARK, FL 33309

Changed: 08/05/2010

Registered Agent Name & Address

LINDIE, BETH G, ESQ
400 SE 6 STREET
FORT LAUDERDALE, FL 33301

Name Changed: 08/10/2015

Address Changed: 08/10/2015

Officer/Director Detail

Name & Address

Title President

Ross, Harvey, President

119 ROYAL PARK DRIVE
#1A
OAKLAND PARK, FL 33309

Title Secretary

Goodman, William, Secretary
119 ROYAL PARK DRIVE
#1A
OAKLAND PARK, FL 33309

Title Treasurer

Wilt-Wright, Walter, Treasurer
119 ROYAL PARK DRIVE
#1A
OAKLAND PARK, FL 33309

Title VP

Hindi, Jibrael
119 ROYAL PARK DRIVE
#1A
OAKLAND PARK, FL 33309

Title Director

Banks, Roger, Director
119 ROYAL PARK DRIVE
#1A
OAKLAND PARK, FL 33309

Annual Reports

Report Year	Filed Date
2015	03/18/2015
2016	02/05/2016
2017	02/10/2017

Document Images

02/10/2017 -- ANNUAL REPORT	View image in PDF format
02/05/2016 -- ANNUAL REPORT	View image in PDF format
08/10/2015 -- Reg. Agent Change	View image in PDF format
06/17/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/18/2015 -- ANNUAL REPORT	View image in PDF format
05/15/2014 -- Reg. Agent Change	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
12/11/2013 -- Reg. Agent Change	View image in PDF format
02/06/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
10/13/2011 -- ANNUAL REPORT	View image in PDF format
03/02/2011 -- Reg. Agent Change	View image in PDF format

03/28/2011 -- Reg. Agent Change	View image in PDF format
02/08/2011 -- ANNUAL REPORT	View image in PDF format
08/05/2010 -- ANNUAL REPORT	View image in PDF format
02/03/2010 -- ANNUAL REPORT	View image in PDF format
10/16/2009 -- REINSTATEMENT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
09/14/2007 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2006 -- ANNUAL REPORT	View image in PDF format
04/20/2005 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
05/01/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
02/15/2001 -- ANNUAL REPORT	View image in PDF format
03/08/2000 -- ANNUAL REPORT	View image in PDF format
03/11/1999 -- ANNUAL REPORT	View image in PDF format
03/05/1999 -- Amendment	View image in PDF format
11/13/1998 -- Reg. Agent Change	View image in PDF format
05/13/1998 -- ANNUAL REPORT	View image in PDF format
03/04/1997 -- ANNUAL REPORT	View image in PDF format
03/11/1996 -- ANNUAL REPORT	View image in PDF format
03/31/1995 -- ANNUAL REPORT	View image in PDF format

AFTER RECORDING - RETURN TO:

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.:
SUBDIVISION ROYAL PARK CONDOMINIUM BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____
2. GENERAL DESCRIPTION OF IMPROVEMENT: Replace pumping unit
3. OWNER INFORMATION: a. Name Royal Park Condo
b. Address 119 Royal Park Dr 1A c. Interest in property _____
d. Name and address of fee simple titleholder (if other than Owner) _____
4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
Lane Elevator Inc 1513 NW 27th St
Pompano Beach FL 33064
5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT: _____
6. LENDER'S NAME, ADDRESS AND PHONE NUMBER: _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER:
Royal Park Condo 119 Royal Park Dr 1A
8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER: _____
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): 3/1/17, 20 17

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X Harvey Lee Ross - President
Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

Harvey Lee Ross
Print Name and Provide Signatory's Title/Office

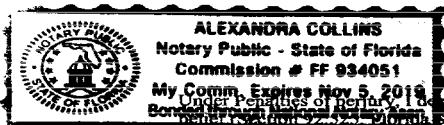
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 23 day of February, 20 17

By _____, as _____
(name of person) (type of authority, ...e.g. officer, trustee, atorney in fact)

For _____
(name of party on behalf of whom instrument was executed)

2 Personally known or _____ produced the following type of identification: _____



Alexandra Collins
(Signature of Notary Public)

Under the penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

X Harvey Lee Ross - President

By _____

SUFFICIENT FUNDS AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF BROWARD**

BEFORE ME, the undersigned authority, personally appeared Adrian Campbell,
in his/her capacity as Office Manager of Royal Park Condominium, (the "Association"), who being
by me first duly sworn, deposes and says:

1. That he/she is the Office Manager of Royal Park Condominium
2. That Lane Elevator Inc. Filed a Notice of Commencement dated February 23, 2017, which was
recorded February 24, 2017 in INSTR # 114226272, of the Public Records of Broward
County, Florida.
3. That the Association has sufficient funds set aside to pay all costs incurred pursuant to the
work being performed.
- 4.

Dated: 3-29-2017

Royal Park Condominium

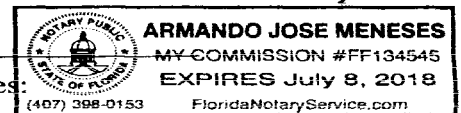
By: Adrian Campbell
its _____

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 29th day of March, 2017, by
Adrian Campbell, as Office Manager of Royal Park Condominium who is
personally known to me or who has produced _____ as identification and who did
(did not) take an oath.

NOTARY PUBLIC:

My Commission Expires:



Case Number: CACE-14-004652 Division: 02
Filing # 11237145 Electronically Filed 03/12/2014 11:03:30 AM

IN THE CIRCUIT COURT OF THE 17TH
JUDICIAL CIRCUIT IN AND FOR
BROWARD COUNTY, FLORIDA

ROYAL PARK CONDOMINIUM APARTMENTS, INC.,
a Florida Corporation Not for Profit, CASE NO.:

Plaintiff,

v.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS
CLAIMING BY, THROUGH, UNDER, AGAINST THE ESTATE
OF WILLIAM J. O'NEIL, deceased, LYDIA O'NEIL,
UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2,

Defendants.

NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN that suit was instituted in the above styled Court on
_____, 2014, by the above styled Plaintiff against the above styled Defendants.

The purpose of the suit is to foreclose a certain Claim of Lien upon the following property:

Unit 101-4-E, of ROYAL PARK, a Condominium, according to the
Declaration of Condominium thereof recorded in Official Records
Book 5775, at Page 866, as amended from time to time, of the Public
Records of Broward County, Florida.

All persons are therefore warned and advised of the pendency of this suit.

SHENDELL & ASSOCIATES, P.A.
Attorneys for Plaintiff
5340 N. Federal Highway, Suite 201
Lighthouse Point, Florida 33064
(954) 781-3747
Service@shendell-law.com

By: /s/ Tamar Duffner Shendell
Tamar Duffner Shendell
Florida Bar No. 861359

Form 668 (Y)(c) (Rev. February 2004)	10194 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
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Area: WAGE & INVESTMENT AREA #2 Lien Unit Phone: (800) 829-7650	Serial Number 180210815	For Optional Use by Recording Office
---	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer WILLIAM J ONEIL

Residence 101 ROYAL PARK DR APT 4E
OAKLAND PARK, FL 33309-5865

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	XXX-XX- [REDACTED]	04/25/2011	05/25/2021	17399.66
1040	12/31/2008	XXX-XX- [REDACTED]	04/25/2011	05/25/2021	2852.45

Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301	Total \$ 20252.11
--	-------------------

This notice was prepared and signed at BALTIMORE, MD, on this,

the 06th day of October, 2015.

Signature <i>Deann Bender</i> for DEANN BENDER	Title ACS W&I (800) 829-7650	13-00-0000
--	------------------------------------	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

**This Instrument Prepared By and
To Be Returned To:**

**Tamar Duffner Shendell, Esq.
5340 North Federal Highway
Suite 201
Lighthouse Point, FL 33064**

CLAIM OF LIEN

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared, Tamar Duffner Shendell, who, upon first being duly sworn, says that she is the Authorized Agent of Royal Park Condominium Apartments, Inc., a Florida corporation not for profit ("Association"), whose address is 119 Royal Park Drive #1A, Oakland Park, FL 33309, the Lienor herein; and

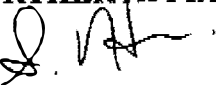
THAT PURSUANT to Article XII of the Declaration of Condominium of Royal Park Condominium Apartments, Inc., recorded in Official Records Book 5775 at Page 866 and amendments thereto as recorded from time to time, all in the Public Records of Broward County, Florida (hereinafter collectively referred to as the "Declaration"), this is a claim of lien for unpaid assessments, due from each Owner of a "Condominium Parcel," as such term is defined in the Declaration, plus interest at the rate of eighteen percent (18%) per annum from due date until paid, together with attorneys' fees and costs incurred by the Association incident to the collection of the assessments and enforcement of this claim of lien, as well as assessments coming due after November 12, 2013 the following described property located in Broward County, Florida:

Unit 101-4-E, of ROYAL PARK, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 5775, at Page 866, as amended from time to time, of the Public Records of Broward County, Florida.

In Accordance with the Declaration, there is presently due and owing to Lienor, as of November 12, 2013, from the Owner the sum of Six Hundred Seventy-Two and 58/100 Dollars (\$672.58) (representing the \$672.58 balance of Quarterly Maintenance Assessment due 10/1/13 in the amount of \$697.58), plus interest, costs, and attorneys' fees, as well as future, monthly and special assessments coming due to the Association, which sum remains unpaid and on which amount the Association claims a lien on the Property pursuant to the Declaration. The record owner of the property is Estate of William J. O'Neil.

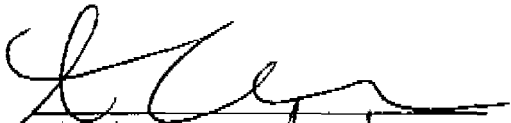
FURTHER AFFIANT SAYETH NAUGHT.

Witnesses:



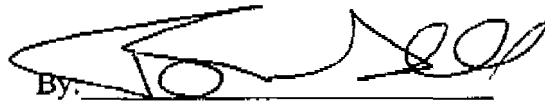
Printed Name:

ROYAL PARK CONDOMINIUM
APARTMENTS, INC., a Florida corporation
not for profit



Printed Name:

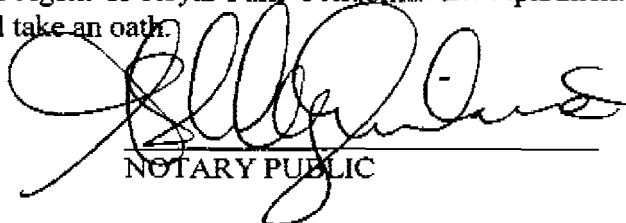
A. Milano



By:

Tamar Duffner Shendell
Authorized Agent

The foregoing instrument was acknowledged before me this 20 day of December 2013, by Tamar Duffner Shendell, as Authorized Agent of Royal Park Condominium Apartments, Inc. who is personally known to me and who did take an oath.



NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC-STATE OF FLORIDA
Ashley Milano
Commission #DD971836
Expires: MAR. 16, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

Warranty Deed

84- 67222

This Indenture, Made this 24th day of February 1984, Between
JON E. WATERS, an unmarried man,
of the County of Broward, State of Florida, grantor*, and
WILLIAM J. O'NEIL, an unmarried man,
whose post office address is 101 Royal Park Dr.- Unit 4E, Bldg. 101, Oakland Park

of the County of Broward, State of Florida, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of Ten 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:

A Condominium Parcel known as Unit 101-4-E of ROYAL PARK, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 5775, Page 866, of the Public Records of Broward County, Florida, together with all appurtenances thereto, according to said Declaration of Condominium, as amended in Official Records Book 7562, Page 381, of said Public Records.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, and taxes for 1984 and subsequent years, and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Jack Simon
Patricia L. Henderson

Jon E. Waters (Seal)
JON E. WATERS (Seal)
(Seal)
(Seal)

STATE OF FLORIDA
COUNTY OF Broward

I HEREBY CERTIFY that on this day before me, and officer duly qualified to take acknowledgements, personally appeared JON E. WATERS, an unmarried man, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that (he) (she) (they) executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 24th day of February 1984

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 26 1985
BONDED THRU GENERAL TRS. UNDERWRITERS

Patricia L. Henderson
Notary Public

This instrument was prepared by: LISA BEVINGTON
FEDERAL LAND TITLE CORPORATION, P.O. Box 11746, Fort Lauderdale,
Florida 33339-1746 - As a necessary incident to the fulfillment
of conditions contained in a Title Insurance Commitment.

Please return to: 

File No: 83-2777

94-67222-11505-805
OFF REC 11505-805

A

9-

ROYAL PARK CONDOMINIUM APARTMENTS, INC.

119 ROYAL PARK DRIVE, APT. 1A • OAKLAND PARK, FLORIDA 33309
PHONE: (305) 739-6300

CERTIFICATE OF APPROVAL and STATEMENT OF ASSESSMENT

In Reference to:

Unit 4E of Building 101, ROYAL PARK CONDOMINIUM
APARTMENT, INC. At the request of the present owner, the
undersigned officers of the association operating the above
described condominium, hereby certify as follows:

1. That William J. O'Neil as Purchaser(s), have
been duly approved by the Association pursuant to the pro-
visions of the Condominium Declaration, and further,

The above approval is given subject to payment of the following
delinquent assessment:

Date Due:

Amount:

<u>1/1/84</u>	Common Expenses	\$ <u>211.92</u>
	Recreational Area Rent	\$ <u>128.07</u>
	Total	\$ <u>339.99</u>

2. The next Quarterly payments are due as follows:

Date Due:

Amount:

<u>4/1/84</u>	Common Expenses	\$ <u>211.86</u>
	Recreational Area Rent.	\$ <u>128.07</u>
	Total	\$ <u>339.93</u>

Dated this 24th day of January, 1984

ROYAL PARK CONDOMINIUM
APARTMENTS, INC.

By William J. O'Neil
Treasurer

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

(Corporate Seal)

Attest: John J. Stirling

Sworn to and subscribed before me this 27th day of January, 1984.

Notary Public, State of Florida at Large
My Commission Expires May 12, 1984
Banded Into Troy Fair Insurance Inc.

Charles J. Stirling
Notary Public

OFF
REC 11505 PAGE 806

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

DATE: May 1st, 2018

PROPERTY ID # 494221-AC-0290 (TD # 40018)

WARNING

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

ARTHUR J HURLEY
3500 S W 121 AVE
DAVIE, FL 33330-1629

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 ROYAL PARK DR APT 4E, 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\$7,164.92

Or

* Estimated Amount due if paid by June 19, 2018\$7,255.38

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

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

DATE: May 1st, 2018

PROPERTY ID # 494221-AC-0290 (TD # 40018)

WARNING

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

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DATE: May 1st, 2018

PROPERTY ID # 494221-AC-0290 (TD # 40018)

WARNING

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ROYAL PARK CONDOMINIUM APARTMENTS, INC.
119 ROYAL PARK DRIVE #1A
OAKLAND PARK, FL 33309

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www.broward.org/recordstaxestreasury

DATE: May 1st, 2018

PROPERTY ID # 494221-AC-0290 (TD # 40018)

WARNING

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BETH G LINDIE, ESQ, REGISTERED AGENT
O/B/O ROYAL PARK CONDOMINIUM APARTMENTS, INC.
400 SE 6 STREET
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 ROYAL PARK DR APT 4E, 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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www.broward.org/recordstaxestreasury

DATE: May 1st, 2018

PROPERTY ID # 494221-AC-0290 (TD # 40018)

WARNING

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

LANE ELEVATOR INC.
1513 NE 27TH ST
POMPANO BEACH, FL 33064

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 ROYAL PARK DR APT 4E, 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: May 1st, 2018

PROPERTY ID # 494221-AC-0290 (TD # 40018)

WARNING

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ROYAL PARK CONDOMINIUM APARTMENTS, INC.
C/O TAMAR DUFFNER SHENDELL
SHENDELL & ASSOCIATES, P.A.
5340 N. FEDERAL HIGHWAY, SUITE 201
LIGHTHOUSE POINT, FL 33064

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 ROYAL PARK DR APT 4E, 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: May 1st, 2018

PROPERTY ID # 494221-AC-0290 (TD # 40018)

WARNING

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

INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP
7850 6TH COURT, MS 5780
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 ROYAL PARK DR APT 4E, 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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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\$7,164.92

Or

* Estimated Amount due if paid by June 19, 2018\$7,255.38

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

DATE: May 1st, 2018

PROPERTY ID # 494221-AC-0290 (TD # 40018)

WARNING

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

ESTATE OF WILLIAM J. O'NEIL
101 ROYAL PARK DR.- UNIT 4E
OAKLAND PARK, FL

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 ROYAL PARK DR APT 4E, 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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Or

* Estimated Amount due if paid by June 19, 2018\$7,255.38

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: May 1st, 2018

PROPERTY ID # 494221-AC-0290 (TD # 40018)

WARNING

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

LYDIA ONEIL
13206 MORAN DR
TAMPA, FL 33618

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 ROYAL PARK DR APT 4E, 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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MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by May 31, 2018\$7,164.92

Or

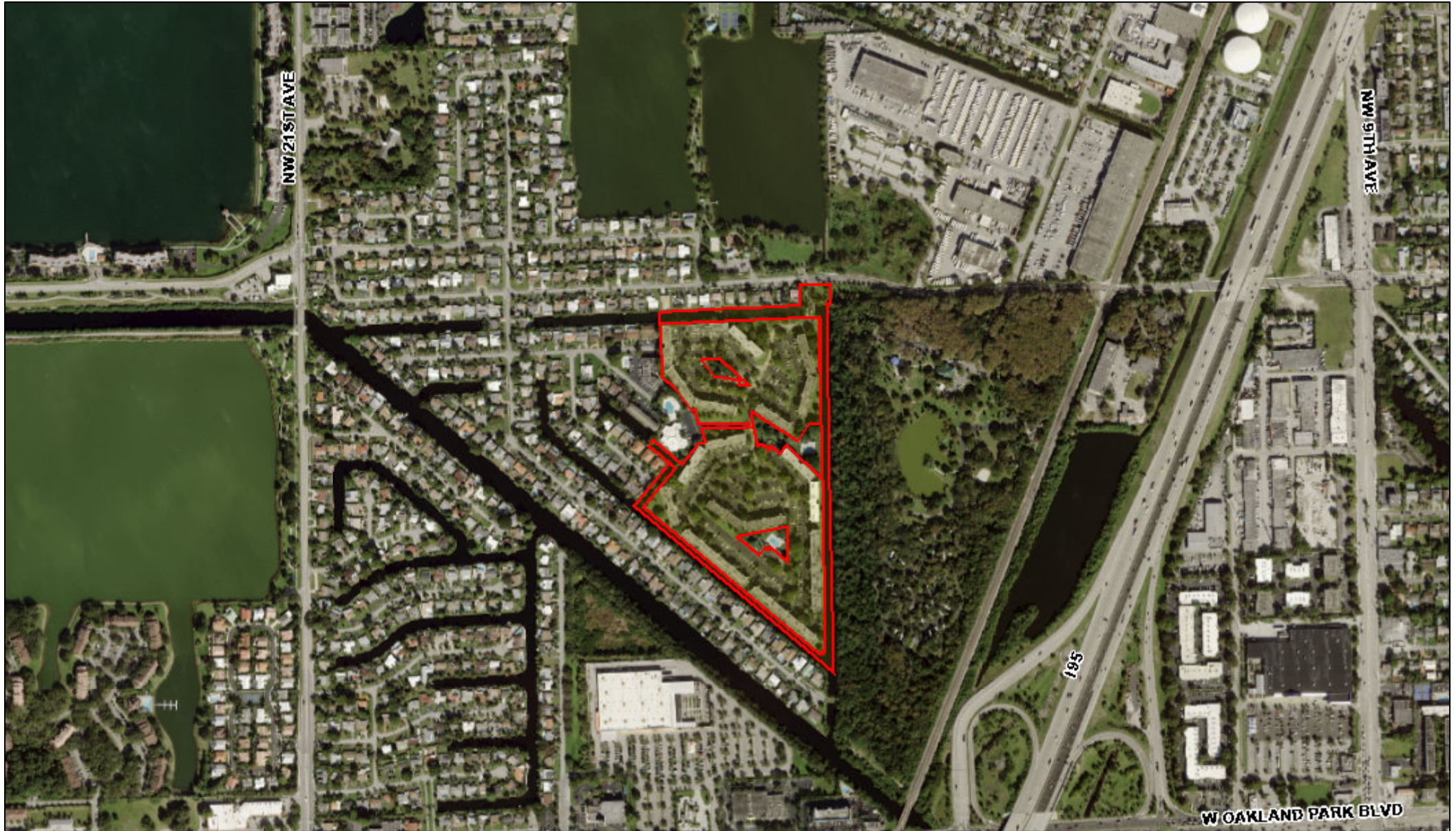
* Estimated Amount due if paid by June 19, 2018\$7,255.38

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.

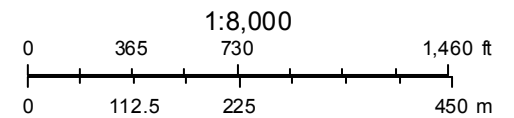
TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury



March 22, 2018



7017 3380 0000 6615 9233

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP[®]

Postmark
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TD 40018 JUNE 2018 WARNING

LYDIA ONEIL
13206 MORAN DR
TAMPA, FL 33618

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

See Reverse for Instructions

7017 3380 0000 6615 9226

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

TD 40018 JUNE 2018 WARNING

ESTATE OF WILLIAM J. O'NEIL
101 ROYAL PARK DR.- UNIT 4E
OAKLAND PARK, FL

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

See Reverse for Instructions

7017 3380 0000 6615 9219

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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

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

Postmark
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Postage

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Total Postage

\$

Sent To

Street and Ap

City, State, Zi

TD 40018 JUNE 2018 WARNING

INTERNAL REVENUE SERVICE COLLECTION ADVISORY

GROUP

7850 6TH COURT, MS 5780

PLANTATION, FL 33324

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

See Reverse for Instructions

7017 3380 0000 6615 9202

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

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

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

Postmark
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Postage

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Total Postage

\$

Sent To

Street and A

City, State, Z

TD 40018 JUNE 2018 WARNING

ROYAL PARK CONDOMINIUM APARTMENTS, INC.
C/O TAMAR DUFFNER SHENDELL
SHENDELL & ASSOCIATES, P.A.
5340 N. FEDERAL HIGHWAY, SUITE 201
LIGHTHOUSE POINT, FL 33064

7017 3380 0000 6615 9196

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

Certified Mail Fee

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

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

Postmark
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Postage

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Total Postage

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Sent To

Street and

City, State,

TD 40018 JUNE 2018 WARNING

LANE ELEVATOR INC.
1513 NE 27TH ST
POMPANO BEACH, FL 33064

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

See Reverse for Instructions

7017 3380 0000 6615 9189

U.S. Postal Service[™]
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OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

TD 40018 JUNE 2018 WARNING

BETH G LINDIE, ESQ, REGISTERED AGENT
O/B/O ROYAL PARK CONDOMINIUM APARTMENTS, INC.
400 SE 6 STREET
FORT LAUDERDALE, FL 33301

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

See Reverse for Instructions

7017 3380 0000 6615 9172

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

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

Postage

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Total Postage

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Sent To

Street and Ap

City, State, ZI

Postmark
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TD 40018 JUNE 2018 WARNING

ROYAL PARK CONDOMINIUM APARTMENTS, INC.
119 ROYAL PARK DRIVE #1A
OAKLAND PARK, FL 33309

7017 3380 0000 6615 9165

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

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Total Postage

\$

Sent To

Street and

City, State, .

TD 40018 JUNE 2018 WARNING

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

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

See Reverse for Instructions

7017 3380 0000 6615 9158

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, Zip

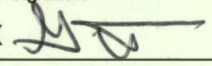
Postmark
Here

TD 40018 JUNE 2018 WARNING

ARTHUR J HURLEY
3500 S W 121 AVE
DAVIE, FL 33330-1629

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

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
<ul style="list-style-type: none">■ 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.	<p>A. Signature X </p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>														
1. Article Addressed to:	<p>B. Received by (Printed Name)</p> <p>C. Date of Delivery 6/10/18</p>														
<p>TD 40018 JUNE 2018 WARNING INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP 7850 6TH COURT, MS 5780 PLANTATION, FL 33324</p> <p>9590 9402 3578 7305 3424 58</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>														
2. Article Number (Transfer from service label)	<p>3. Service Type</p> <table><tbody><tr><td><input type="checkbox"/> Adult Signature</td><td><input type="checkbox"/> Priority Mail Express®</td></tr><tr><td><input type="checkbox"/> Adult Signature Restricted Delivery</td><td><input type="checkbox"/> Registered Mail™</td></tr><tr><td><input type="checkbox"/> Certified Mail®</td><td><input type="checkbox"/> Registered Mail Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Certified Mail Restricted Delivery</td><td><input type="checkbox"/> Return Receipt for Merchandise</td></tr><tr><td><input type="checkbox"/> Collect on Delivery</td><td><input type="checkbox"/> Signature Confirmation™</td></tr><tr><td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td><td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Mail Restricted Delivery</td><td></td></tr></tbody></table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Mail Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®														
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™														
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery														
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise														
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™														
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery														
<input type="checkbox"/> Mail Restricted Delivery															
7017 3380 0000 6615 9219															
PS Form 3811, July 2015 PSN 7530-02-000-9053	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:

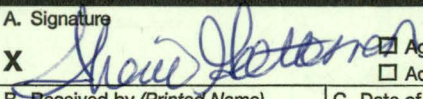
TD 40018 JUNE 2018 WARNING
BETH G LINDIE, ESQ, REGISTERED AGENT
O/B/O ROYAL PARK CONDOMINIUM APARTMENTS, INC.
400 SE 6 STREET
FORT LAUDERDALE, FL 33301


9590 9402 3578 7305 3424 89

2. Article Number (Transfer from service label)

7017 3380 0000 6615 9189

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☒ Agent ☐ Addressee

B. Received by (Printed Name) Sherie Peterson C. Date of Delivery

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

3. Service Type

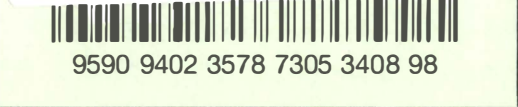
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input 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

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 40018 JUNE 2018 WARNING
ARTHUR J HURLEY
3500 S W 121 AVE
DAVIE, FL 33330-1629



9590 9402 3578 7305 3408 98

2. Article Number (Transfer from service label)

7017 3380 0000 6615 9158

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
X ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
A Hurley **5-10**

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"/> Restricted Delivery	

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 40018 JUNE 2018 WARNING
ROYAL PARK CONDOMINIUM APARTMENTS, INC.
116 ROYAL PARK DRIVE #1A
OAKLAND PARK, FL 33309



2. Article Number (Transfer from service label)

7017 3380 0000 6615 9172

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
 ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
5-10-18

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

3. Service Type ☐ Priority Mail Express®
☐ Adult Signature ☐ Registered Mail™
☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery
☐ Certified Mail® ☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

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 40018 JUNE 2018 WARNING
CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334



2. Article Number (Transfer from service label)

7017 3380 0000 6615 9165

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
X  ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
Chris Guita **05/10/18**

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

3. Service Type

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