



**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: 02/26/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 02/25/2018

CERTIFICATE # 2014-16916

ACCOUNT # 504232171190

ALTERNATE KEY # 531534

TAX DEED APPLICATION # 40113

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Lot 9, in Block 35, of THIRD ADDITION TO RAVENSWOOD ESTATES AND MARINAS, according to the Plat thereof, recorded in Plat Book 72, at Page 20, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 5861 LAKESHORE DRIVE, DANIA BEACH FL 33312-6453

OWNER OF RECORD ON CURRENT TAX ROLL:

GREGORY ALAN LATHROP

2911 SW 57 CT

FORT LAUDERDALE, FL 33312-6415 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CONSTANCE KOSSUTH, DECEASED AND

OR: 25724, Page: 615

GREGORY ALAN LATHROP

5861 LAKESHORE DRIVE

FT. LAUDERDALE, FL 33312 (Per Deed)

(Constance Kossuth is deceased. No Death Certificate was found of record in Broward County. However, Probate Action was found but not needed due to title was held as Joint Tenants with Rights of Survivorship and therefore is not subject to Probate.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

VINOD C GUPTA

C/O BANCO POPULAR NA

17962 FOXBOROUGH LANE

BOCA RATON, FL 33496 (Tax Deed Applicant)

ESTATES OF FORT LAUDERDALE

Instrument: 114623277

PROPERTY OWNERS ASSOCIATION, INC.

2850 S.W. 54TH STREET

FORT LAUDERDALE, FL 33312 (Per Lien and Sunbiz)

STRALEY & OTTO, P.A., REGISTERED AGENT
O/B/O ESTATES OF FORT LAUDERDALE PROPERTY
OWNERS ASSOCIATION, INC.
2699 STIRLING ROAD C-207
FORT LAUDERDALE, FL 33312 (Per Sunbiz. Declaration recorded in 4423-834.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5042 32 17 1190

CURRENT ASSESSED VALUE: \$69,500

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: Yes

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Affidavit

Instrument: 112917434

Letters of Administration

OR: 51263, Page: 1519

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.

Karen Klein

Title Examiner



Site Address	5861 LAKESHORE DRIVE, DANIA BEACH FL 33312-6453	ID #	5042 32 17 1190
Property Owner	LATHROP,GREGORY ALAN	Millage	0413
Mailing Address	2911 SW 57 CT FORT LAUDERDALE FL 33312-6415	Use	02

Abbreviated Legal Description	RAVENSWOOD ESTATES & MARINAS 3RD ADD 72-20 B LOT 9 BLK 35
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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)**.

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	\$45,300	\$24,200	\$69,500	\$69,500	
2017	\$45,300	\$24,200	\$69,500	\$69,500	\$1,594.61
2016	\$45,300	\$25,340	\$70,640	\$70,640	\$1,625.08

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$69,500	\$69,500	\$69,500	\$69,500
Portability	0	0	0	0
Assessed/SOH	\$69,500	\$69,500	\$69,500	\$69,500
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	\$69,500	\$69,500	\$69,500	\$69,500

Sales History			
Date	Type	Price	Book/Page or CIN
11/22/1996	WD	\$50,000	25724 / 615
5/1/1993	QCD	\$100	20782 / 689
5/1/1985	QCD	\$100	
1/1/1976	WD	\$23,000	
4/1/1972	D	\$16,900	

Land Calculations		
Price	Factor	Type
\$12.00	3,775	SF
Adj. Bldg. S.F. (Card, Sketch)		815
Units		1
Eff./Act. Year Built: 1972/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
R								
1						.6		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 40113

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 June 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 DANIA BEACH 100 W DANIA BEACH BLVD DANIA BEACH, FL 33004	LATHROP,GREGORY ALAN 5861 LAKESHORE DRIVE, DANIA BEACH FL 33312-6453	*FARNHAM,JODEANE 5871 LAKESHORE DR DANIA BEACH FL 33312
CITY OF DANIA BEACH ATTN CODE COMPLIANCE 100 W DANIA BEACH BLVD DANIA BEACH, FL 33004	LATHROP,GREGORY ALAN 2911 SW 57 CT FORT LAUDERDALE FL 33312-6415	*DANTON,JAYME DUDLEY,MARGARET 2850 SW 58 CT DANIA BEACH FL 33312
ESTATES OF FORT LAUDERDALE PROPERTY OWNERS ASSOCIATION, INC. 2850 S.W. 54TH STREET FORT LAUDERDALE, FL 33312	CONSTANCE KOSSUTH 5861 LAKESHORE DRIVE FT. LAUDERDALE, FL 33312	* CORNERSTONE ACQUISITIONS LLC 2854 SW 58 CT DANIA BEACH FL 33312
STRALEY & OTTO, P.A., REGISTERED AGENT O/B/O ESTATES OF FORT LAUDERDALE PROPERTY OWNERS ASSOCIATION, INC. 2699 STIRLING ROAD C-207 FORT LAUDERDALE, FL 33312	TIMOTHY LATHROP 1062 CALLE DE LIMAR FALLBROOK, CA 92028	*IRWIN,DENNIS M 2858 SW 58 CT DANIA BEACH FL 33312
	VINOD C GUPTA C/O BANCO POPULAR NA 17962 FOXBOROUGH LANE BOCA RATON, FL 33496	

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT. LAUDERDALE, FL 33315

BROWARD COUNTY CODE ENFORCEMENT
PERMITTING LICENSING & PROTECTION DIVISION
GCW-1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY WATER & WASTEWATER
2555 W. COPANS RD
POMPANO BEACH, FL 33069

BROWARD COUNTY PUBLIC WORKS DEPT
REAL PROPERTY SECTION
115 S ANDREWS AVE, ROOM 326
FORT LAUDERDALE FL 33301

BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION
PLANNING & DEVELOPMENT MANAGEMENT DIVISION
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPT
ONE NORTH UNIVERSITY DRIVE, MAILBOX 102
PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIV
RIGHT OF WAY SECTION
ONE N. UNIVERSITY DR., STE 300-B
PLANTATION. FL 33324

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 June 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 40113

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: 504232-17-1190
Certificate Number: 16916
Date of Issuance: 06/01/2015
Certificate Holder: GUPTA VINOD C C/O BANCO POPULAR NA
Description of Property: RAVENSWOOD ESTATES & MARINAS
3RD ADD 72-20 B
LOT 9 BLK 35

Name in which assessed: LATHROP,GREGORY ALAN
Legal Titleholders: LATHROP,GREGORY ALAN
2911 SW 57 CT
FORT LAUDERDALE, FL 33312-6415

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of July, 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 14th day of June, 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: 06/14/2018, 06/21/2018, 06/28/2018 & 07/05/2018
Minimum Bid: 6439.05

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

40113
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER 16916

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

06/14/2018 06/21/2018 06/28/2018 07/05/2018

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
5 day of JULY, 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 40113

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: 504232-17-1190

Certificate Number: 16916

Date of Issuance: 06/01/2015

Certificate Holder:

GUPTA VINOD C C/O BANCO
POPULAR NA

Description of Property:

RAVENSWOOD ESTATES &
MARINAS

3RD ADD 72-20 B

LOT 9 BLK 35

Name in which assessed:

LATHROP, GREGORY ALAN

Legal Titleholders:

LATHROP, GREGORY ALAN
2911 SW 57 CT

FORT LAUDERDALE,

FL 33312-6415

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of July, 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 14th day of June, 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: 6439.05

401-314

6/14-21-28 7/5 18-11/0000317948B

Assignment: 17549 Service Sheet # 18-025468
SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY

BROWARD COUNTY, FL vs. LATHROP, GREGORY ALAN

TD 40113

PLAINTIFF
TAX SALE NOTICE
TYPE OF WRIT

VS.

COUNTY/BROWARD
COURT

DEFENDANT

CASE
7/18/2018
HEARING DATE

LATHROP, GREGORY ALAN

SERVE

**5861 LAKESHORE DRIVE
DANIA BEACH, FL 33312**

Received this process on

6/8/2018

Date

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

6/8/2018
Date

at **0900**

Time

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

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

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

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

To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)

To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081

To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)

To _____, as resident agent of said corporation in accordance with F.S. 48.091

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

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

1st attempt date/time: _____

2nd attempt date/time: _____

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

1st attempt date/time: _____

2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS: 6/8/2018 0900 w/m f-g Blouse

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: Jae Perendot 14734 D.S.

ORIGINAL

Perendot

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504232-17-1190 (TD #40113)

RECEIVED SHERIFF
2018 JUN -6 AM 9:10
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 June 29, 2018\$4,685.53
- Or
- * Amount due if paid by July 17, 2018\$4,738.76

*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 July 18, 2018 UNLESS THE BACK TAXES ARE PAID.

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

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

PLEASE SERVE THIS ADDRESS OR LOCATION

LATHROP, GREGORY ALAN
5861 LAKESHORE DRIVE
DANIA BEACH FL 33312-6453

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

Assignment: **17549** Service Sheet # **18-025469**
SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY
BROWARD COUNTY, FL vs. LATHROP, GREGORY ALAN TD **40113**
PLAINTIFF VS. DEFENDANT CASE
TAX SALE NOTICE COUNTY/BROWARD **7/18/2018**
TYPE OF WRIT COURT HEARING DATE
LATHROP, GREGORY ALAN SERVE **2911 SW 57 COURT**
FORT LAUDERDALE, FL 33312 **6/8/2018 14732**

Received this process on
Date **6/8/2018**

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

Served
 Not Served - see comments
6/8/2018 Date at **0905** Time

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

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

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

CORPORATE SERVICE:

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

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

POSTED RESIDENTIAL: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183
1st attempt date/time: _____ 2nd attempt date/time: _____

POSTED COMMERCIAL: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183
1st attempt date/time: _____ 2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS: **6/8/2018 AT 0905 POSTED AT FRONT DOOR**

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: **Jan Penn dot 14932** D.S.
Penn dot 05

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504232-17-1190 (TD # 40113)

RECEIVED SHERIFF
2018 JUN -6 AM 9:10
BROWARD COUNTY, FLORIDA

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ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

ORIGINAL DOCUMENT

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- Or
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

LATHROP, GREGORY ALAN
2911 SW 57 CT
FORT LAUDERDALE, FL 33312-6415

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

CLAIM OF LIEN

This is a Claim of Lien for unpaid assessments and interest on those assessments, and late charges, together with attorney's fees and reasonable costs of collection incurred by the Estates of Fort Lauderdale Property Owners Association, Inc., of 2850 S.W. 54th Street Fort Lauderdale, FL 33312, incident to the collection of the assessments or enforcement of this lien, which is granted by the Covenants and Restrictions of Ravenswood Estates & Marinas, upon the following legally described property in Broward County, Florida, to-wit:

Lot 9 Block 35, of Third Addition to Ravenswood Estates & Marinas, according to the Plat thereof, recorded in Plat Book 72, at Page 20, of the Public Records of Broward County, Florida.

The names of the record title holders to the above described property are

Constance Kossuth, a single woman and Gregory Alan Lathrop

This Claim of Lien is to secure the payment of assessments against the owner by Estates of Fort Lauderdale Property Owners Association, Inc., in the principal sum of **\$2,133.00** representing:

- | | |
|--|-------------------|
| 1. Maintenance due 8/1/16 (after partial payment) | \$15.00 |
| 2. Maintenance due 9/1/16, 10/1/16, 11/1/16 & 12/1/16 @ \$70.00/monthly | \$280.00 |
| 3. Maintenance due 1/1/17, 2/1/17, 3/1/17, 4/1/17, 5/1/17, 6/1/17, 7/1/17, 8/1/17 & 9/1/17 @ \$80.00/monthly | \$720.00 |
| 4. Late fees due on unpaid maintenance 9/10/16, 10/10/16, 11/10/16, 12/10/16, 1/10/17, 2/10/17, 3/10/17, 4/10/17, 5/10/17, 6/10/17, 7/10/17, 8/10/17 & 9/10/17 @ \$25.00/monthly | \$325.00 |
| 5. Admin fee 8/23/17 | \$50.00 |
| 6. Recording/E-Recording 9/25/17 | \$34.00 |
| 7. Certified mail charges 7/14/17 & 9/25/17 | \$14.00 |
| 8. Attorney fee - Demand Letter 7/14/17 | \$285.00 |
| 9. Attorney fee - Claim of Lien 9/25/17 | <u>\$410.00</u> |
| TOTAL OUTSTANDING: | \$2,133.00 |

plus late charges and administrative fees, if any, through September 1, 2017, plus assessments, late charges, if any, accruing since such date, title search expense, attorney's fees and costs of collection incurred by Estates of Fort Lauderdale Property Owners Association, Inc.

By: _____

- BRIAN T. MEANLEY, ESQ.
 - DANIEL A. WEBER, ESQ.
 - STEPHEN J. STRALEY, ESQ.
 - CHARLES F. OTTO, ESQ.
- STRALEY | OTTO
2699 Stirling Road, Suite C-207
Ft. Lauderdale, Florida 33312

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 25 day of September, 2017 by BRIAN T. MEANLEY/DANIEL A. WEBER/STEPHEN J. STRALEY/CHARLES F. OTTO, who is personally known to me and who did take an oath.

WITNESS my hand and official seal in the state and county last aforesaid.

Notary Public - State of Florida at Large

My Commission Expires:

THIS INSTRUMENT PREPARED BY:
CHARLES F. OTTO, ESQ.
STEPHEN J. STRALEY, ESQ.
STRALEY | OTTO
2699 Stirling Road, Suite C-207
Ft. Lauderdale, Florida 33312
Phone: (954) 962-7367





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[Events](#) **No Name History**

Detail by Entity Name

Florida Not For Profit Corporation

ESTATES OF FORT LAUDERDALE PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number	746932
FEI/EIN Number	59-1911519
Date Filed	04/27/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/27/2013

Principal Address

2850 S.W. 54TH STREET
FT LAUDERDALE, FL 33312

Changed: 03/20/1980

Mailing Address

2850 S.W. 54TH STREET
FT LAUDERDALE, FL 33312

Changed: 03/20/1980

Registered Agent Name & Address

STRALEY & OTTO, P.A.
2699 STIRLING ROAD
C-207
FORT LAUDERDALE, FL 33312

Name Changed: 02/27/2013

Address Changed: 02/27/2013

Officer/Director Detail

Name & Address

Title P

SABA, WILLIAM
2850 S.W. 54TH STREET
FORT LAUDERDALE, FL 33312

Title V

CAMPBELL, DAVID
2850 S.W. 54TH STREET
FORT LAUDERDALE, FL 33312

Title T

SANTOS, WILLIAM
2850 S.W. 54TH STREET
FORT LAUDERDALE, FL 33312

Title D

CHENEY, RICHARD
2850 S.W. 54TH STREET
FORT LAUDERDALE, FL 33312

Title SECRETARY

GILI, SONDRRA
2850 S.W. 54TH STREET
FORT LAUDERDALE, FL 33312

Title D

MATRONE, CARL
2850 S.W. 54TH STREET
FORT LAUDERDALE, FL 33312

Title DIRECTOR

DANIEL, VEILLEUX
2850 SW 54TH STREET
FORT LAUDERDALE, FL 33312

Annual Reports

Report Year	Filed Date
2016	03/22/2016
2017	04/26/2017
2018	02/07/2018

Document Images

02/07/2018 -- ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
03/22/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
02/27/2013 -- REINSTATEMENT	View image in PDF format
02/09/2011 -- ANNUAL REPORT	View image in PDF format
05/06/2010 -- ANNUAL REPORT	View image in PDF format
02/09/2010 -- ANNUAL REPORT	View image in PDF format
03/05/2009 -- ANNUAL REPORT	View image in PDF format
09/03/2008 -- ANNUAL REPORT	View image in PDF format
07/16/2007 -- ANNUAL REPORT	View image in PDF format
04/14/2006 -- ANNUAL REPORT	View image in PDF format
09/07/2005 -- Amendment	View image in PDF format
05/14/2005 -- ANNUAL REPORT	View image in PDF format
05/11/2004 -- ANNUAL REPORT	View image in PDF format
01/31/2003 -- ANNUAL REPORT	View image in PDF format
03/20/2002 -- ANNUAL REPORT	View image in PDF format
02/01/2001 -- ANNUAL REPORT	View image in PDF format
03/16/2000 -- ANNUAL REPORT	View image in PDF format
03/02/1999 -- ANNUAL REPORT	View image in PDF format
02/03/1998 -- ANNUAL REPORT	View image in PDF format
02/26/1997 -- ANNUAL REPORT	View image in PDF format
06/17/1996 -- ANNUAL REPORT	View image in PDF format
06/14/1995 -- ANNUAL REPORT	View image in PDF format

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[Events](#) **No Name History**

*** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 11/20/2014 9:15:17 AM.***

IN THE CIRCUIT COURT FOR
BROWARD COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

CONSTANCE A. KOSSUTH

File No.: PR-C-14-0003598 (61J)

Deceased.

Filed in Open Court.
HOWARD C. FORMAN
CLERK

LETTERS OF ADMINISTRATION
(Single Personal Representative)

ON 11-20-14
BY [Signature]

TO ALL WHOM IT MAY CONCERN

WHEREAS CONSTANCE A. KOSSUTH, a resident of Broward County, Florida, died on [REDACTED] owning assets in the State of Florida, and

WHEREAS, TIMOTHY LATHROP has been appointed Personal Representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare TIMOTHY LATHROP to be duly qualified under the laws of the State of Florida to act as Personal Representative of the Estate of CONSTANCE A. KOSSUTH, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

WITNESS my hand and the seal of this court this 20th day of November, 2014.



CIRCUIT JUDGE

HOWEVER THERE SHALL BE NO
SALE OR TRANSFER OF ANY
PROPERTY REAL OR PERSONAL,
WITHOUT FURTHER COURT ORDER.

CHARLES M. GREENE
CIRCUIT COURT
BROWARD COUNTY, FLORIDA

Filing # 25476725 E-Filed 03/30/2015 03:03:56 PM

AFFIDAVIT OF NO FLORIDA ESTATE TAX DUE :
(for decedents dying on or after :
January 1, 2000) :

DR-312 :

CONSTANCE A. KOSSUTH :

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

I, the undersigned, TIMOTHY LATHROP, do hereby state:

1. I am the Personal Representative as defined in s. 198.01 or s. 731.201, Florida Statutes (F.S.), as the case may be, of the Estate of CONSTANCE A. KOSSUTH.

2. The decedent referenced above, whose Social Security Number is [REDACTED] died on [REDACTED] and was domiciled, as defined in s. 198.015, F.S., at the time of death in the State of Florida.

On date of death, the decedent was a U.S. citizen.

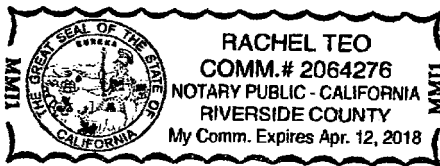
3. A federal estate tax return (federal Form 706 or 706-NA) is not required to be filed for the estate.

4. The Estate does not owe Florida estate tax pursuant to Chapter 198, F.S.

5. I acknowledge personal liability for distribution in whole or in part of any of the Estate by having obtained release of such property from the lien of the Florida estate tax.

Under penalties of perjury, I declare that I have read this Affidavit and that the facts stated are true.

Executed this 06 day of FEBRUARY, 2015.



Signature:
Print Name:
Mailing Address:
Telephone:

[Signature]
TIMOTHY LATHROP
1062 Calle De Limar
Fallbrook, CA 92028
[REDACTED]

Sworn to (or affirmed) and subscribed before me by TIMOTHY BRIAN LATHROP on this 06 day of FEBRUARY, 2015.

Personally known _____
Or Produced identification X
Type of Identification Produced FL DL

[Signature]
Signature of Notary
RACHEL TEO
(Print Name of Notary)

WILL CALL

BROWARD TITLE COMPANY
4700 Sheridan St., Bldg. 1
Hollywood, Florida 33021

96-592536-11001
12-03-96 09:08AM
BROWARD COUNTY
COUNTY ADMINISTRATOR
BROWARD COUNTY
COUNTY ADMINISTRATOR

Parcel I.D. no:0232171190

Prepared by and Return to:

Laurie P. Webb
BROWARD TITLE COMPANY
4700 Sheridan Street, Building 1
Hollywood, FL 33021
File No. 96-0804

Grantee S.S. No.:
Name: CONSTANCE KOSSUTH
Grantee S.S. No.:
Name:

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this 27th day of November, 1996 BETWEEN ANDRE ROY and DENISE ROY, husband and wife, whose post office address is: 810 BIRD L'ANGE GUARDIEN, L'ASSUMPTION, QUEBEC, CANADA J0R-1G0

of the County of _____, State of _____, grantor*, and CONSTANCE KOSSUTH, a single woman whose post office address is 5861 Lakeshore Drive, Ft. Lauderdale, FL 33312 of the County of BROWARD, State of FL, grantee*. *AND GREGORY ALAN LAMTROP, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars 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 grantee and grantee's heirs and assigns forever the following described land situate, lying and being in County, Florida, to-wit:

Lot 9, in Block 35, of THIRD ADDITION TO RAVENSWOOD ESTATES AND MARINAS, according to the Plat thereof, recorded in Plat Book 72, at Page 20, of the Public Records of Broward County, Florida.

Subject to conditions, easements, restrictions and limitations of record, if any, zoning ordinances affecting said property, and taxes for the year 1996 and all 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:

Eugene Vincent

Print/Type witness EUGENE VINCENT

Lise Blaise

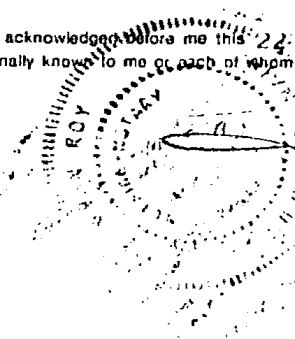
Print/Type witness LISE BLAISE

Andre Roy
ANDRE ROY

Denise Roy
DENISE ROY

STATE OF FLORIDA, PROVINCE OF QUEBEC
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27th day of November, 1996, by ANDRE ROY and DENISE ROY each of whom is personally known to me or each of whom has produced photo identification as identification and who did take an oath.



Evan Roy
Evan Roy, Notary public

Print/Type Notary
Notary Public - State of
Comm. No.:

For life in Quebec

6255724PG3615

2
RO

CONSENT TO SALE

KNOW ALL MEN BY THESE PRESENTS that the Board of Directors of Estates of Fort Lauderdale Property Owners Association, Inc. a Florida corporation under the laws of the State of Florida, did, at a Board of Directors meeting held on the _____ day of _____, 1996, approve the sale of Lot 9 Block 35 of Estates of Fort-Lauderdale according to the Plat thereof recorded in Plat Book _____ Page _____ of the Public Records of Broward County, Florida, together with a _____ bedroom, _____ bathroom mobile home, Serial No. _____.

FROM: Andre and Denise Roy

TO: Constance kossuth and Greg Lathrop

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 14 day of November 1996, as President of said corporation.

This is an adult-only area and we allow one small pet. No children under 16 years of age are allowed to reside as a permanent resident.

ESTATES OF FORT LAUDERDALE PROPERTY OWNERS ASSOCIATION, INC.

BY: *Jocelyn T. Le Jones*

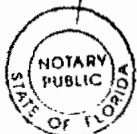
Sworn to and subscribed before me the day and year last above written.

Notary Public, State of Florida at Large

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

Anne C. Lacroix
Notary Public

My commission expires:



ANNE C. LACROIX
My Comm Exp. 10/02/97
Bonded By Service Ins
No. CC317235
Notary Public

BK25724PG0616

DATE: June 1st, 2018
PROPERTY ID # 504232-17-1190 (TD # 40113)

WARNING

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

CONSTANCE KOSSUTH
5861 LAKESHORE DRIVE
FT. LAUDERDALE, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5861 LAKESHORE DR, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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 June 29, 2018\$4,685.53
- Or
- * Estimated Amount due if paid by July 17, 2018\$4,738.76

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 18, 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: June 1st, 2018
PROPERTY ID # 504232-17-1190 (TD # 40113)

WARNING

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LATHROP, GREGORY ALAN
5861 LAKESHORE DRIVE
DANIA BEACH, FL 33312-6453

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LATHROP, GREGORY ALAN
2911 SW 57 CT
FORT LAUDERDALE, FL 33312-6415

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ESTATES OF FORT LAUDERDALE PROPERTY OWNERS ASSOCIATION, INC.

2850 S.W. 54TH STREET
FORT LAUDERDALE, FL 33312

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VINOD C GUPTA C/O BANCO POPULAR NA
17962 FOXBOROUGH LANE
BOCA RATON, FL 33496

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STRALEY & OTTO, P.A., REGISTERED AGENT O/B/O ESTATES OF FORT LAUDERDALE
PROPERTY OWNERS ASSOCIATION, INC.
2699 STIRLING ROAD C-207
FORT LAUDERDALE, FL 33312

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DATE: June 1st, 2018
PROPERTY ID # 504232-17-1190 (TD # 40113)

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CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

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www.broward.org/recordstaxestreasury

DATE: June 1st, 2018
PROPERTY ID # 504232-17-1190 (TD # 40113)

WARNING

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

CITY OF DANIA BEACH
ATTN CODE COMPLIANCE
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5861 LAKESHORE DR, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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 June 29, 2018\$4,685.53
- Or
- * Estimated Amount due if paid by July 17, 2018\$4,738.76

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 18, 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: June 1st, 2018
PROPERTY ID # 504232-17-1190 (TD # 40113)

WARNING

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

CORNERSTONE ACQUISITIONS LLC
2854 SW 58 CT
DANIA BEACH, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5861 LAKESHORE DR, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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www.broward.org/recordstaxestreasury

DATE: June 1st, 2018
PROPERTY ID # 504232-17-1190 (TD # 40113)

WARNING

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

DANTON, JAYME
DUDLEY, MARGARET
2850 SW 58 CT
FORT LAUDERDALE, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5861 LAKESHORE DR, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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- Or
- * Estimated Amount due if paid by July 17, 2018\$4,738.76

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www.broward.org/recordstaxestreasury

DATE: June 1st, 2018
PROPERTY ID # 504232-17-1190 (TD # 40113)

WARNING

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

FARNHAM, JODEANE
5871 LAKESHORE DR
FORT LAUDERDALE, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5861 LAKESHORE DR, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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- * Estimated Amount due if paid by July 17, 2018\$4,738.76

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: June 1st, 2018
PROPERTY ID # 504232-17-1190 (TD # 40113)

WARNING

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

IRWIN, DENNIS M
2858 SW 58 CT
DANIA BEACH, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5861 LAKESHORE DR, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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www.broward.org/recordstaxestreasury

PROPERTY ID # 504232-17-1190 (TD # 40113)

WARNING

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

TIMOTHY LATHROP
1062 CALLE DE LIMAR
FALLBROOK, CA 92028

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5861 LAKESHORE DR, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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- * Estimated Amount due if paid by June 29, 2018\$4,685.53
- Or
- * Estimated Amount due if paid by July 17, 2018\$4,738.76

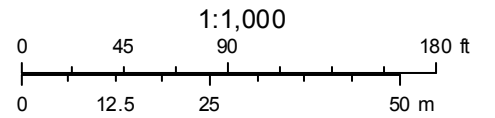
THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 18, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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



May 1, 2018



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

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TD 40113 JULY 2018 WARNING
TIMOTHY LATHROP
1062 CALLE DE LIMAR
FALLBROOK, CA 92028

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

See Reverse for Instructions

7017 2620 0000 2941 2045

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

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TD 40113 JULY 2018 WARNING
IRWIN,DENNIS M
2858 SW 58 CT
DANIA BEACH FL 33312

7017 2620 0000 2941 203A

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**TD 40113 JULY 2018 WARNING
FARNHAM, JODEANE
5871 LAKESHORE DR
DANIA BEACH FL 33312**

7017 2620 0000 2941 2021

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| <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 | \$ _____ |

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TD 40113 JULY 2018 WARNING
DANTON, JAYME DUDLEY, MARGARET
2850 SW 58 CT
DANIA BEACH FL 33312

7017 2620 0000 2941 2014

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| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
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| <input type="checkbox"/> Adult Signature Required | \$ _____ |
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**TD 40113 JULY 2018 WARNING
CORNERSTONE ACQUISITIONS LLC
2854 SW 58 CT
DANIA BEACH FL 33312**

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

See Reverse for Instructions

7017 2620 0000 2947 2007

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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	

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TD 40113 JULY 2018 WARNING
CITY OF DANIA BEACH
ATTN CODE COMPLIANCE
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

7017 2620 0000 294J 1994

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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 \$ _____

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TD 40113 JULY 2018 WARNING
CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

7017 2620 0000 2941 1987

U.S. Postal Service™
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OFFICIAL USE

7017 2620 0000 2941 1970

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	\$ _____
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TD 40113 JULY 2018 WARNING
STRALEY & OTTO, P.A., REGISTERED AGENT
O/B/O ESTATES OF FORT LAUDERDALE PROPERTY
OWNERS ASSOCIATION, INC.
2699 STIRLING ROAD C-207
FORT LAUDERDALE, FL 33312

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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	

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TD 40113 JULY 2018 WARNING
VINOD C GUPTA
C/O BANCO POPULAR NA
17962 FOXBOROUGH LANE
BOCA RATON, FL 33496

7017 2620 0000 2941 1963

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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	

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**TD 40113 JULY 2018 WARNING
ESTATES OF FORT LAUDERDALE
PROPERTY OWNERS ASSOCIATION, INC.
2850 S.W. 54TH STREET
FORT LAUDERDALE, FL 33312**

7017 2620 0000 2941 1956

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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 | \$ _____ |

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TD 40113 JULY 2018 WARNING
LATHROP, GREGORY ALAN
2911 SW 57 CT FORT
LAUDERDALE FL 33312-6415

7017 2620 0000 2949 1949

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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 | \$ _____ |

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TD 40113 JULY 2018 WARNING
LATHROP, GREGORY ALAN
5861 LAKESHORE DRIVE,
DANIA BEACH FL 33312-6453

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

See Reverse for Instructions

7017 2620 0000 2941 1932

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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

Postmark
Here

TD 40113 JULY 2018 WARNING
CONSTANCE KOSSUTH
5861 LAKESHORE DRIVE
FT. LAUDERDALE, FL 33312

7017 2620 0000 2941 1925

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 40113 JULY 2018 WARNING
 IRWIN,DENNIS M
 2858 SW 58 CT
 DANIA BEACH FL 33312



9590 9402 3578 7305 4035 93

2. Article Number (Transfer from service label)

7017 2620 0000 2941 2038

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

DENNIS M IRWIN

C. Date of Delivery

6/11/18

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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 40113 JULY 2018 WARNING
 FARNHAM, JODEANE
 5871 LAKESHORE DR
 DANIA BEACH FL 33312



9590 9402 3578 7305 4036 09

2 (Transfer from service label)

7017 2620 0000 2941 2021

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jodeane Farnham* Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

6/11/18

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"/> Insured Mail | |
| <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 40113 JULY 2018 WARNING
CITY OF DANIA BEACH
ATTN CODE COMPLIANCE
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004



9590 9402 3578 7305 4033 19

2. Article Number (Transfer from service label)

7017 2620 0000 2941 1994

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten 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

- | | |
|--|---|
| <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 | |

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 40113 JULY 2018 WARNING
 CITY OF DANIA BEACH
 100 W DANIA BEACH BLVD
 DANIA BEACH, FL 33004



9590 9402 3578 7305 4033 26

2. Article Number (Transfer from service label)

7017 2620 0000 2941 1987

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Yin Shio*

- 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
- Mail Restricted Delivery (00)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- 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 40113 JULY 2018 WARNING
 DANTON, JAYME DUDLEY, MARGARET
 2850 SW 58 CT
 DANIA BEACH FL 33312



9590 9402 3578 7305 4036 85

(Transfer from service label)

7017 2620 0000 2941 2014

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. Danton*

- Agent
- Addressee

B. Received by (Printed Name)

J. Danton

C. Date of Delivery

6/20/18

D. Is delivery address different from Item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

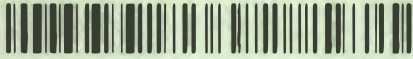
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- 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.

TD 40113 JULY 2018 WARNING
 ESTATES OF FORT LAUDERDALE
 PROPERTY OWNERS ASSOCIATION, INC.
 2850 S.W. 54TH STREET
 FORT LAUDERDALE, FL 33312



9590 9402 3578 7305 4033 57

2. (Indicate from service label)

7017 2620 0000 2941 1956

PS Form 3811, July 2015 PSN 7530-02-000-6053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *DiStrella*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

6/6/18

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
- 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:

FD 40113 JULY 2018 WARNING
 VINOD C GUPTA
 C/O BANCO POPULAR NA
 17962 FOXBOROUGH LANE
 BOCA RATON, FL 33496



9590 9402 3578 7305 4033 40

2. Article Number (Transfer from sender label)

7017 2620 0000 2941 1963

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten 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
- Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- 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 40113 JULY 2018 WARNING
 STRALEY & OTTO, P.A., REGISTERED AGENT
 O/B/O ESTATES OF FORT LAUDERDALE PROPERTY
 OWNERS ASSOCIATION, INC.
 2699 STIRLING ROAD C-207
 FORT LAUDERDALE, FL 33312



9590 9402 3578 7305 4033 33

2 Article Number (Transfer from PS Form 3811)
 7017 2620 0000 2941 1970

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Sabrina Blane

- 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
- Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

(over \$500)