



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

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 08/13/2018

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 08/12/2018

CERTIFICATE # 2009-18484

ACCOUNT # 514221270020

ALTERNATE KEY # 787797

TAX DEED APPLICATION # 40247

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:

Block A Less W 100 of Gibson Addition, according to the Plat thereof, as recorded in Plat Book 25, at Page 7B, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 711 FOSTER ROAD, HALLANDALE BEACH FL 33009

OWNER OF RECORD ON CURRENT TAX ROLL:

GWENDOLYN SINGLETON

ROY BOWDEN

621 NW 10 ST

HALLANDALE BEACH, FL 33009 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

GWENDOLYN SINGLETON AND ROY BOWDEN

621 NW 10TH STREET

HALLANDALE BEACH, FL 33009 (Per Deed)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 21 27 0020

CURRENT ASSESSED VALUE: \$36,430

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:

No new documents found.

*Update search found no new recorded documents.

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

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

Christina Young

Title Examiner

PROPERTY INFORMATION REPORT

ORDER DATE: 03/13/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 03/13/2018

CERTIFICATE # 2009-18484

ACCOUNT # 514221270020

ALTERNATE KEY # 787797

TAX DEED APPLICATION # 40247

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:

Block A Less W 100 of Gibson Addition, according to the Plat thereof, as recorded in Plat Book 25, at Page 7B, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 711 FOSTER ROAD, HALLANDALE BEACH FL 33009

OWNER OF RECORD ON CURRENT TAX ROLL:

GWENDOLYN SINGLETON

ROY BOWDEN

621 NW 10 ST

HALLANDALE BEACH, FL 33009 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

GWENDOLYN SINGLETON AND ROY BOWDEN Instrument: 114495529

621 NW 10TH STREET

HALLANDALE BEACH, FL 33009 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX LIEN ASSETS IV, LLC

DEPARTMENT #6000, PO BOX 830539

BIRMINGHAM, AL 35283 (Tax Deed Applicant)

BROWARD COUNTY BOARD OF COMMISSIONERS OR: 42738, Page: 712

BUILDING CODE SERVICES DIVISION

CODE ENFORCEMENT SECTION

ROOM 417

955 SOUTH FEDERAL HIGHWAY

FT LAUDERDALE, FL 33316 (Per Order)

CITY OF HALLANDALE BEACH OR: 43784, Page: 904

400 SOUTH FEDERAL HIGHWAY OR: 47053, Page: 368

(Per Lien. No City, State or ZIP code included on document.) OR: 48473, Page: 1019

CITY OF HALLANDALE OR: 45939, Page: 1849

(Per Liens. No address found on document.)

CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009 (Per Lien)

OR: 47100, Page: 659

CITY OF HOLLYWOOD
OFFICE OF THE SPECIAL MAGISTRATE
3250 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021-6967 (Per Lien)

OR: 49750, Page: 1122

CITY OF HOLLYWOOD
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33022 (Per Judgment)

OR: 50845, Page: 1353

CHERRY CARSWELL (HOLLYWOOD KIDZ CARE III)
3408 GARDEN LANE
HOLLYWOOD, FL 33023 (Per Amendment to Lease Agreement)

OR: 40081, Page: 273

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 21 27 0020

CURRENT ASSESSED VALUE: \$36,430

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:

| | |
|---|-----------------------|
| Certificate of Title | OR: 26243, Page: 260 |
| Warranty Deed | OR: 30106, Page: 1483 |
| Personal Representative's Deed | OR: 37123, Page: 161 |
| Corrective Personal Representative's Deed (Corrects Deed in 37123-161) | OR: 41768, Page: 1982 |

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

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

Christina Young

Title Examiner



| | | | |
|------------------------|---|----------------|-----------------|
| Site Address | 711 FOSTER ROAD, HALLANDALE BEACH FL 33009 | ID # | 5142 21 27 0020 |
| Property Owner | SINGLETON, GWENDOLYN BOWDEN, ROY | Millage | 2513 |
| Mailing Address | 621 NW 10 ST HALLANDALE BEACH FL 33009 | Use | 10 |

| | |
|--------------------------------------|--|
| Abbreviated Legal Description | GIBSONS ADDITION 25-7 B BLOCK A LESS W 100 |
|--------------------------------------|--|

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 | \$36,430 | | \$36,430 | \$36,430 | |
| 2017 | \$36,430 | | \$36,430 | \$36,430 | \$691.73 |
| 2016 | \$36,430 | | \$36,430 | \$36,430 | \$706.29 |

| 2018 Exemptions and Taxable Values by Taxing Authority | | | | |
|---|----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$36,430 | \$36,430 | \$36,430 | \$36,430 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$36,430 | \$36,430 | \$36,430 | \$36,430 |
| 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 | \$36,430 | \$36,430 | \$36,430 | \$36,430 |

| Sales History | | | |
|----------------------|-------|----------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 6/18/2017 | QCD-T | \$100 | 114495529 |
| 9/29/2005 | DRR | \$100 | 41768 / 1982 |
| 3/17/2004 | PRD | \$100 | 37123 / 161 |
| 12/10/1999 | WD | \$41,000 | 30106 / 1483 |
| 4/1/1997 | CET | \$100 | 26243 / 260 |

| Land Calculations | | |
|--------------------------|--------|------|
| Price | Factor | Type |
| \$6.75 | 5,397 | SF |
| Adj. Bldg. S.F. | | |

| Special Assessments | | | | | | | | |
|----------------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 25 | | | | | | | | |
| L | | | | | | | | |
| 1 | | | | | | | | |

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40247

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 October 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:

GWENDOLYN SINGLETON
621 NW 10TH STREET
HALLANDALE BEACH, FL
33009

GWENDOLYN SINGLETON
711 FOSTER ROAD
HALLANDALE BEACH, FL
33009

CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL
33009

ROY BOWDEN
711 FOSTER ROAD
HALLANDALE BEACH, FL
33009

ROY BOWDEN
621 NW 10 ST
HALLANDALE BEACH, FL
33009

CITY OF HOLLYWOOD, OFFICE
OF THE SPECIAL MAGISTRATE
3250 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021-6967

CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

CITY OF HALLANDALE BEACH,
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL
33009

BROWARD COUNTY BOARD OF
COMMISSIONERS BUILDING
CODE SERVICES DIVISION
CODE ENFORCEMENT
SECTION, ROOM 417
955 SOUTH FEDERAL HIGHWAY
FT LAUDERDALE, FL 33316

CHERRY CARSWELL
(HOLLYWOOD KIDZ CARE III)
3408 GARDEN LANE
HOLLYWOOD, FL 33023

GWENDOLYN SINGLETON
2510 FLETCHER CT
HOLLYWOOD, FL 33020

CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND
FLR
HALLANDALE BEACH, FL
33009

ERICKA SINGLETON
720 NW 4TH ST
HALLANDALE BEACH, FL
33009-3243

GWENDOLYN SINGLETON
5019 SW 24 ST
WEST PARK, FL 33023

GWENDOLYN SINGLETON
620 NW 10 ST
HALLANDALE BEACH, FL
33009

GWENDOLYN SINGLETON
704 NW 4TH ST UNIT 1-2
HALLANDALE BEACH, FL
33009-3243

WILLIAM BRETT SINGLETON
704 NW 4TH ST
HALLANDALE BEACH, FL
33009-3243

WILLIAM SINGLETON
621 NW 10 STREET
HALLANDALE BEACH, FL
33009

XAYVION SINGLETON
720 NW 4TH ST
HALLANDALE BEACH, FL
33009-3243

STACEY S. FISHER, ESQ.
SPRECHMAN & ASSOCIATES,
P.A.
ATTORNEY FOR CITY OF
HOLLYWOOD, FLORIDA
2775 SUNNY ISLES BLVD.,
SUITE 100
MIAMI, FL 33160-4007

*BROWARD COUNTY BOARD
OF COUNTY COMMISSIONERS
715 FOSTER RD
HALLANDALE BEACH, FL
33009

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 October 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 40247

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: 514221-27-0020
Certificate Number: 18484
Date of Issuance: 06/01/2010
Certificate Holder: FLORIDA TAX LIEN ASSETS IV, LLC
Description of Property: GIBSONS ADDITION 25-7 B
BLOCK A LESS W 100

Name in which assessed: SINGLETON, GWENDOLYN BOWDEN, ROY
Legal Titleholders: SINGLETON, GWENDOLYN
BOWDEN, ROY
621 NW 10 ST
HALLANDALE BEACH, FL 33009

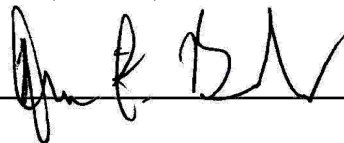
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 14th day of November, 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 11th day of October, 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: 10/11/2018, 10/18/2018, 10/25/2018 & 11/01/2018
Minimum Bid: 16966.25

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

40247
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 18484

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

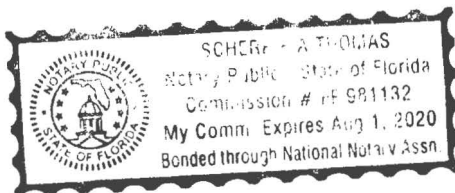
10/11/2018 10/18/2018 10/25/2018 11/01/2018

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
1 day of NOVEMBER, 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 40247

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: 514221-27-0020
Certificate Number: 18484
Date of Issuance: 06/01/2010
Certificate Holder:
FLORIDA TAX LIEN ASSETS IV, LLC
Description of Property:
GIBSONS ADDITION 25-7 B
BLOCK A LESS W 100
Name in which assessed:
SINGLETON, GWENDOLYN
BOWDEN, ROY
Legal Titleholders:
SINGLETON, GWENDOLYN
BOWDEN, ROY
621 NW 10 ST
HALLANDALE BEACH, FL 33009

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 14th day of November, 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.deedaction.net

*Pre-registration is required to bid.

Dated this 11th day of October, 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: 16966.25

401-314

10/11-18-25 11/1 18-03/0000346214B

Assignment: **8165** Service Sheet # **18-045490**
SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY
BROWARD COUNTY, FL vs. SINGLETON, GWENDOLYN; ETAL **TD 40247**
TAX SALE NOTICE VS. **COUNTY/BROWARD** DEFENDANT **CASE**
TYPE OF WRIT COURT HEARING DATE
11/14/2018
SINGLETON, GWENDOLYN &/OR BOWDEN, ROY **621 NW 10 STREET**
SERVE **HALLANDALE BEACH, FL 33009**

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

Received this process on
Date **10/10/2018** *10/12/18*
8:16 am *8:16*
 Served
 Not Served - see comments
10/12/18 Date at *1:26 pm* Time

On **SINGLETON, GWENDOLYN &/OR BOWDEN, ROY**, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

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

CORPORATE SERVICE:

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

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

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

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

OTHER RETURNS: See comments

COMMENTS: *POSTED*

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: *[Signature]* D.S.
11/12

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514221-27-0020 (TD # 40247)

RECEIVED SHERIFF

2018 OCT 10 AM 9:44

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

**ORIGINAL
DOCUMENT**

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED.

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 October 31, 2018\$15,990.18

Or

* Amount due if paid by November 13, 2018\$16,174.51

*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 November 14, 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

SINGLETON, GWENDOLYN AND/OR
BOWDEN, ROY
621 NW 10 ST
HALLANDALE BEACH, FL 33009

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

Assignment: **8165** ***SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY*** Service Sheet # **18-045488**
BROWARD COUNTY, FL vs. SINGLETON, GWENDOLYN; ET AL **TD 40247**
TAX SALE NOTICE VS. **COUNTY/BROWARD** DEFENDANT **11/14/2018**
TYPE OF WRIT COURT HEARING DATE
SINGLETON, GWENDOLYN **711 FOSTER ROAD (EMPTY LOT)**
AND/OR BOWDEN, ROY **HALLANDALE BEACH, FL 33009**

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

Received this process on **10/10/2018** *10/12/18*
Date *8/10am* *8165*
 Served
 Not Served - see comments
10/12/18 at *1230 pm*
Date Time

On **SINGLETON, GWENDOLYN AND/OR BOWDEN ROY**, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

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

CORPORATE SERVICE:

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

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

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

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

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

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

OTHER RETURNS: See comments

COMMENTS: *POSTED*

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: *[Signature]* D.S.
WJF 8165
10/12/18

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514221-27-0020 (TD #40247)

RECEIVED SHERIFF

2018 OCT 10 AM 9:44

WARNING

BROWARD COUNTY, FLORIDA

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 October 31, 2018\$15,990.18

Or

* Amount due if paid by November 13, 2018\$16,174.51

*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 November 14, 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

SINGLETON, GWENDOLYN AND/OR
BOWDEN, ROY
711 FOSTER RD
HALLANDALE BEACH, FL 33009
(EMPTY LOT)

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

THIS DOCUMENT PREPARED BY:
William Chennault, Esquire
Chennault Attorneys & Counsellors at Law
P. O. Box 1097
Ft. Lauderdale, FL 33302-1097
Tel. (954) 767-6002

2

CORRECTIVE
PERSONAL REPRESENTATIVE'S DEED

RE: The Estate of WILLIAM BRETT SINGLETON, In the Circuit Court of the 17th Judicial Circuit, In and for Broward County, Florida, Probate Division, Case No. 03-920 (43), and **William Singleton, et al. v. The Estate of WILLIAM BRETT SINGLETON**, In the Circuit Court of the 17th Judicial Circuit, In and for Broward County, Florida, Case No. 04-03179 (13)

THIS PERSONAL REPRESENTATIVE'S DEED, Executed this 29th day of September, 2005 by Ericka Singleton, as Personal Representative of **The Estate of WILLIAM BRETT SINGLETON**, party of the first part, to Gwendolyn Singleton, as trustee, party of the second part, whose post office address is 621 N. W. 10th Street, Hallandale Beach, Florida 33009, in trust for her three (3) minor grandchildren, William Brett Singleton, Xayvion Singleton and Kami Singleton

WITNESSETH, That said party of the first part, per order of court and stipulation of the parties in the above said Case No. 03-920 (43), does hereby withdraw and cancel that personal representative's deed on the subject real property dated March, 2004 and recorded in OR Book 37123, Page 161, of the Public Records of Broward County, Florida

NOW THEREFORE, In consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by the said second party, the receipt of which is hereby acknowledged, does hereby remise, release and convey unto the said party of the second part forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece, or parcel of land, situate, lying and being in Broward County, Florida, to wit:

GIBSONS ADDITION 25-7 B BLOCK A LESS W 100
Property ID# 5142 21 27 0020

a/k/a 711 Foster Road, Hallandale Beach, FL

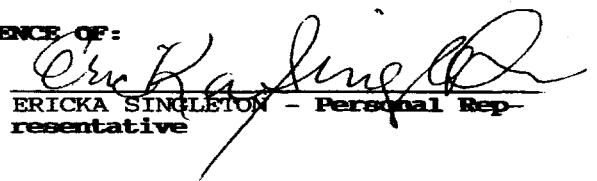
TO HAVE AND TO HOLD the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, The party of the first part has signed and sealed these presents the date set forth above.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:



Witness' Signature
CONSTANCE ANCHETTA
Witness' Printed Name



ERICKA SINGLETON - Personal Representative



Witness' Signature
Joan Hernandez
Witness' Printed Name

2

3

This Document Prepared By and Return to:

JEFFREY R. EISENSMITH, P.A.
One Financial Plaza, Suite 1600
Fort Lauderdale, FL 33394

Parcel ID Number: 11221-27-00200

Personal Representative's Deed

This Indenture, is made this 17th day of MARCH, 2004, by and between Ericka Singleton

as Personal Representative of the Estate of William Brett Singleton, deceased, Grantor, and

Ericka Singleton, a single woman
whose post office address is: 720 NW 4th Street, Hallandale

of the County of Broward, State of Florida, Grantee.

Witnesseth: Grantor, pursuant to the terms of decedent's Will and in consideration of the sum of One Dollar (\$1.00) paid to Grantor by Grantee, receipt of which is acknowledged, grants, bargains and sells to Grantee, and Grantee's heirs, successors and assigns forever, the real property in Broward County, Florida, described as:

Tract A, less the West 100 feet thereof, Gibsons Addition, according to the Plat thereof, recorded in Plat Book 25, at Page 7, of the Public Records of Broward County, Florida

Together with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the real property.

To Have And To Hold the same to Grantee, and Grantee's heirs, successors and assigns, in fee simple forever.

And Grantor does covenant to and with the Grantee, and Grantee's heirs, successors and assigns, that in all things preliminary to and in and about this conveyance, the terms of decedent's Will and the laws of the State of Florida have been followed and complied with in all respects.

In Witness Whereof, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in our presence:

Lisa Morris
Printed Name: Lisa Morris
Witness

Ericka Singleton (Seal)
Ericka Singleton, Pers Rep of the
Estate of William Brett Singleton
P.O. Address: 720 NW 4th Street, Hallandale, Florida

Jeffrey R. Eisenmish
Printed Name: Jeffrey R. Eisenmish
Witness

P.O. Address: _____ (Seal)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 17th day of MARCH, 2004 by

Ericka Singleton
as personal representative of the estate of William Brett Singleton
she is personally known to me or he has produced his F.C. OR. L.C.

_____, deceased.
as identification.

Printed Name: _____
Notary Public

JEFFREY R. EISENSMITH
Notary Public
My Commission Expires:
Last Generated by: Display Systems, Inc. 2003 (863) 763-5555 Form FLPRD-5
EXPIRES: Nov 28, 2004
LIXX'S-NOTARY FL Notary Service & Bonding, Inc



INSTR # 99757894
OR BK 30106 PG 1483
 RECORDED 12/17/1999 07:37 AM
 COMMISSION
 BROWARD COUNTY
 DOC STAMP-D 287.00
 DEPUTY CLERK 1006

Prepared by and return to:
Jorge Sanchez-Galarraga, Esq.
 Attorney at Law
Jorge Sanchez-Galarraga, P.A.
 1313 Ponce de Leon Blvd, #301
 Coral Gables, Florida 33134

File Number: **Palau-Singleton**
 Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **December, 1999** between **Luis C. Palau, a married man** whose post office address is **2375 S.W. 21st Street, Miami, Florida 33145, Miami, Florida 33145**, grantor, and **William Brett Singleton, a married man** whose post office address is **621 N.W. 9th Street, Hallandale, Florida 33009**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Tract A, Less the West 100 Feet Thereof, Gibsons Addition, according to the Plat thereof, recorded in Plat Book 25, at Page 7, of the Public Records of Broward County, Florida.

Parcel Identification Number: 11221-27-00200

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: **2375 S.W. 21st Street, Miami, Florida 33145.**


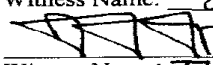
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

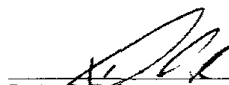
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

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

Signed, sealed and delivered in our presence:



 Witness Name: CHRISTOPHER KEITH TURRY

 Witness Name: JORGE SANCHEZ-GALARRAGA



 Luis C. Palau (Seal)

State of Florida
 County of Miami-Dade

The foregoing instrument was acknowledged before me this 10th day of December, 1999 by Luis C. Palau, who [X] is personally known or [] has produced a Driver's License as identification.

[Notary Seal]

 **JORGE SANCHEZ-GALARRAGA**
 MY COMMISSION # CC 655865
 EXPIRES: June 30, 2001
 Bonded Thru American Insurance Co.


 Notary Public, State of Florida

Printed Name: Jorge Sanchez-Galarraga, Esq.

My Commission Expires: June 30, 2001

W/C TRI-COUNTY for: --
 9177 828
Lawyers Land Title Co.
 312 Southeast 17th St. Second Floor
 Ft. Lauderdale, Fl 33316

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**CITY OF HALLANDALE BEACH, FLORIDA
400 SOUTH FEDERAL HIGHWAY
SPECIAL MAGISTRATE HEARING**

CITY OF HALLANDALE BEACH,
FLORIDA,

CASE NO. 08-5352

Petitioner,

vs.

SINGLETON, W & GWENDOLYN T
621 NW 10th ST
HALLANDALE BEACH, FL 33009

Respondent.

FINAL ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 4, 2010 as to an administrative hearing certifying code enforcement fine and lien. This cause first came on to be heard before the Special Magistrate by an administrative hearing on October 2, 2008 after due notice to Respondent, where the Special Magistrate heard testimony under oath, considered evidence, made findings of fact and conclusions of law, and thereupon issued a Final Order which was reduced to writing and furnished to Respondent. A copy of that Final Order is attached hereto as Exhibit "A".

The Final Order found that the Respondents property contained the following violations: UNLAWFUL STORAGE OF INOPERABLE VEHICLES, OVERGROWN LANDSCAPING, WEEDS, ACCUMULATION OF JUNK, AND DEBRIS, TRASH AND LITTER. CITY CODE SECTIONS 28-6 (B)(3)(4), 13-41 (A)(B), 13-37 (B), 13-36(A)(B), 13-65 (A). The subject violations occurred at the Respondent's property located at 719 Foster Road, Hallandale Beach, Florida, and legally described as follows: GIBBONS ADDITION 25-7 B BLK A W 50. Folio number 1221-27-0010.

The Final Order required the Respondent to take corrective action to remedy the violations by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on March 4, 2010 that all required corrective action has not been taken by Respondent by the compliance date set out in the Final Order in this case, and that in fact Respondent's property remains in violation of the CITY'S code. Petitioner stated that as of the date of the hearing, the fine issued in this case reached an

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accumulated amount of \$91,400.00. The record indicates that the Respondent has been provided with proper notice of the hearing.


ACCORDINGLY, IT IS HEREBY ORDERED as follows:

1. A fine in the amount of \$91,400.00 is hereby imposed and shall continue to accrue at the rate of \$100.00 per diem commencing on the date of this order, and it shall run until such time as the Respondent shall bring the subject property into compliance.

2. The fine set forth above shall pursuant to Chapter 162, *Florida Statutes*, constitute a lien against the real property of Respondent located in Broward County, and Petitioner may record a true copy of this order in the public records of Broward County.

DONE AND ORDERED at Hallandale Beach, Florida, Broward County, this 8 day of March, 2010.

CITY OF HALLANDALE BEACH, FLORIDA

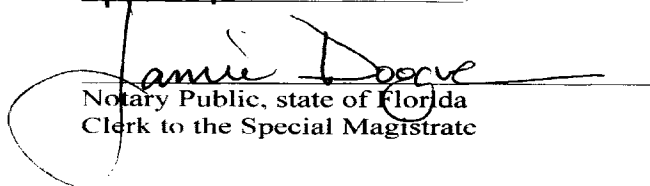

Special Magistrate


Code Compliance Official

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Kimberly Bruce, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: March 08, 2010.


Notary Public, state of Florida
Clerk to the Special Magistrate



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RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: GIBSONS ADDITION 25-7 B BLOCK A LESS W 100

Folio Number: 1221-27-0020

Account Number: [REDACTED]

Street Address: 711 FOSTER RD, HALLANDALE BEACH
Owner (s) of Record : SINGLETON, GWENDOLYN TRSTEE
621 NW 10 ST, HALLANDALE BEACH ,FL 33009

The said lien (s) are claimed for the following:

| SERVICES RENDERED | DATES OF RENDITION | AMOUNT CLAIMED |
|-----------------------|---------------------|----------------|
| WATER/SEWER/GARBAGE | 04/06/00 - 10/30/09 | \$3,193.99 |
| RECORDING FEE | | \$10.00 |
| ADMINISTRATIVE CHARGE | | \$50.00 |
| | | \$3,253.99 |

Plus interest at the legal rate.

Dated this 25 day of March 2010

CITY OF HALLANDALE BEACH

By: [Signature]
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, James Buschman
City Clerk of the City of Hallandale Beach, This 25 day of March, 2010

[Signature]
Notary Public
State of Florida At Large
My Commission Expires:

RETURN TO:
CITY CLERK
CITY OF HALLANDALE

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale, State of Florida, has and claims one or more liens on the following described property.

Town of Hallandale Gibsons Addition 25-7 B block A less W 100
Folio #1221-27-0020

Street Address 711 Foster Road, Hallandale Beach, Florida
Owner(s) of Record Gwendolyn Singleton, 621 NW 10th Street, Hallandale Beach, Florida 33009

The said lien(s) are claimed for the following:

| <u>Services Rendered</u> | <u>Date(s) of Rendition</u> | <u>Amount Claimed</u> |
|---|-----------------------------|-----------------------|
| Administrative Time (Building Division) | 2/02 to 06/02 | \$ 1,120.00 |
| Inspection | 2/02 to 06/02 | \$ 140.00 |
| Structure Valuation | 2/02 to 06/02 | \$ 280.00 |
| Photography | 2/02 to 06/02 | \$ 280.00 |
| Unsafe Structure Board Meeting/Presentation | 05/30/02 | \$ 105.00 |
| Asbestos Survey | 07/04/08 | \$ 1,300.00 |
| Demolition by Contractor | 10/22/08 | \$ 5,447.75 |
| Recording Fee | | \$ 10.00 |
| Administrative Charge | | \$ 40.00 |
| | | \$ 8,722.75 |

Plus interest at the legal rate.

Dated this 30 day of December, 2008.

CITY OF HALLANDALE

By: E. Dent McGoUGH
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by E. DENT MCGOUGH, City Clerk of the City of Hallandale, this 30 day of December, 2008.



Chinta Jones
Notary Public
State of Florida At Large
My Commission Expires:

CITY CLERK
CITY OF HALLANDALE
400 S. FEDERAL HIGHWAY
HALLANDALE, FLORIDA 33009

AMENDMENT TO LEASE AGREEMENT

WHEREAS, ERICKA SINGLETON hereinafter referred to as "Lessor", is the owner of the property located at 711 Foster Road, Hallandale, FL 33009, which property is legally described as follows:

Tract A, less the West 100 feet thereof, Gibsons Addition, according to the Plat thereof, recorded in Plat Book 25, at Page 7, of the Public Records of Broward County, Florida, (Folio # 11221-27-00200) and:

WHEREAS, CHERRY CARSWELL, hereinafter referred to as "Lessee" entered into a certain Lease Agreement with Lessor for the above-described, property for the lease term February 21, 2005 to February 21, 2015; and

WHEREAS, Lessor and Lessee agree to modify said Lease Agreement which is incorporated herein by reference and shall have full force and effect; and

WHEREAS, Lessee has four (4) parking spaces for a Day Care business, "HOLLYWOOD KIDZ CARE III" located at 704 Foster Road, Hallandale, FL 33009; and

WHEREAS, the Lessor's property has six (6) parking spaces available for parking, and

WHEREAS, the minimum parking requirement for the City of Hallandale Beach, Florida is a total of nine (9) parking spaces; and

WHEREAS, the City of Hallandale Beach, Florida has agreed that lessee may contract for "Off Site Parking" in conformity with Sec 32-452 (b) or Sec 32-452 (d)(3) of Hallandale Beach Code; and

WHEREAS, Lessee desires to lease five (5) additional parking spaces from Lessor to satisfy the minimum parking requirement, and

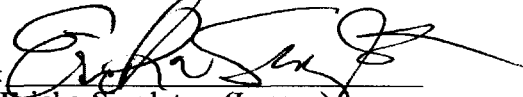
WHEREAS, Lessor and Lessee do hereby covenant for themselves, their heirs, successor and assigns, that the above-described parking spaces on the property will be utilized in meeting the requirements of separate permitted uses at different times of the day.


NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned parties, their heirs, successors and assigns, do hereby covenant and agree:

164 (4)

1. Lessee's use of the five additional parking spaces as described above will not result in the existing parking spaces on the premises being inadequate for all tenants or in excess of the Code requirements of the City of Hallandale for available parking spaces on the premises.
2. Lessor further warrants that the aforesaid five parking spaces leased to Lessee, shall be brought into compliance with the City of Hallandale's Code for minimum parking and landscaping requirements.
3. This Lease is executed and recorded to entitle Lessee, CHERRY CARSWELL, to obtain its licenses and permit for HOLLYWOOD KIDZ CARE III, and upon any change in its schedule of operation that results in conflicting or overlapping uses of the parking facilities on the premises, the parties understand, covenant and agree that the said business and permits shall be void and of no effect until additional and/or required parking facilities are available and provided, upon proper notice to Lessee.
4. Upon any change in schedules, tenancy or operations that result in conflicting or overlapping usage of the parking facilities, the use, or portion of use, that requires the shared parking facilities in order to obtain the necessary permits or licenses, shall cease and terminate and no use of that portion of the property will be made until the required parking facilities are available and provided.
5. In the event it becomes necessary to enforce this agreement, the City of Hallandale Beach, Florida as prevailing party, shall be entitled to collect a reasonable attorneys' fee.
6. The Lease Agreement and this Amended Lease Agreement shall run with the land and be binding on the Lessor, Lessee, their heirs, successor and assigns until such time as the same is modified or released by a written instrument executed by or to the City of Hallandale Beach, Florida, or if Lessee vacates the premises. At such time or upon the occurrence of any of the aforesaid event, this agreement shall terminate and declared null and void and of no legal effect.

Tera Caswell
 Witness
 Address 308 Garden LN
 Myonier, FL 33023

By: 
 Ericka Singleton (Lessor)
 720 NW 4th Street
 Hallandale, FL 33009


 Witness
 Address 1125 W Dania Bch
 Dania Bch FL 33004

Terri Carwell
Witness
Address 3408 Garden LN
Mironov, FL 33003

HOLLYWOOD KIDZ CARE III
By: Cherry Carswell
Cherry Carswell (lessee)
3408 Garden Lane
Hollywood, FL 33023

D. B. Peas
Witness
Address 1125 W Daniel Bch Blvd
Daniel Bch, FL 33004

STATE OF FLORIDA
COUNTY OF Broward

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the county aforesaid to take acknowledgment, personally appeared ERICKA SINGLETON, whose names is signed to the foregoing instrument, having been sworn, signed and declared to the undersigned officer that she executed the same.

WITNESS and sworn before this 3, day of June, 2005.

My Commission Expires



Reeta N. Mills
NOTARY PUBLIC, STATE
FLORIDA AT LARGE

STATE OF FLORIDA
COUNTY OF Broward

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the county aforesaid to take acknowledgment, personally appeared CHERRY CARSWELL, whose names is signed to the foregoing instrument, having been sworn, signed and declared to the undersigned officer that she executed the same.

WITNESS and sworn before this 3, day of June, 2005.

My Commission Expires



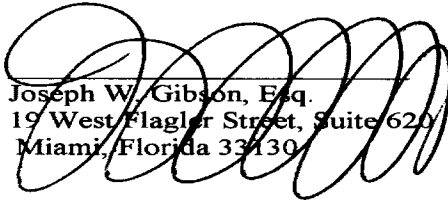
Reeta N. Mills
NOTARY PUBLIC, STATE
FLORIDA AT LARGE

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Amendment to Lease Agreement

Re: Application #42-04-V, 704 Foster Road, Hollywood Kidz Care III

Prepared By:


Joseph W. Gibson, Esq.
19 West Flagler Street, Suite 620
Miami, Florida 33130

Approved By:


Christy Dominguez
Director of Planning & Zoning
City of Hallandale Beach

~~Approved as to Form
and Sufficiency~~

~~City Attorney~~

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**CITY OF HALLANDALE BEACH, FLORIDA
400 SOUTH FEDERAL HIGHWAY
SPECIAL MAGISTRATE HEARING**

CITY OF HALLANDALE BEACH,
FLORIDA,

CASE NO. 11-830

Petitioner,

vs.

SINGLETON, WILLIAM & OWENDOLYN
621 NW 10TH ST
HALLANDALE BEACH, FL 33009

Respondent.

FINAL ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 3, 2011 as to an administrative hearing certifying code enforcement fine and lien. This cause first came on to be heard before the Special Magistrate by an administrative hearing on July 7, 2011 after due service and notice to Respondent, where the Special Magistrate heard testimony under oath, considered evidence, made findings of fact and conclusions of law, and thereupon issued a Final Order which was reduced to writing and furnished to Respondent. A copy of that Final Order is attached hereto as Exhibit "A". The Final Order found that the Respondents' property contained the following violations:

FAILURE TO REPLACE BROKEN WINDOWS AROUND PROPERTY. CITY CODE SECTION 14-6.

FAILURE TO CUT OVERGROWTH AND MAINTAIN GRASS THROUGHOUT PROPERTY AND RIGHT OF WAY. CITY CODE SECTION 13-37 (B).

FAILURE TO REMOVE ALL MISCELLANEOUS JUNK AND TRASH AROUND PROPERTY. CITY CODE SECTIONS 13-37, 25-2 (B)(C).

FAILURE TO MAKE ALL NECESSARY REPAIRS TO CHAINLINK FENCE AROUND PROPERTY. CITY CODE SECTIONS 32-335 (B), 14-11 (1) (b).

The subject violations occurred at the Respondent's property located at 704 NW 4th Street, Hallandale Beach, Florida. The subject real property is more particularly

described as follows: WEST HARLEM FIRST ADD 21-25 B LOT 29 BLK 1. Folio number is 1221-20-0280.

The Final Order required the Respondent to take corrective action to remedy the violations by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on November 3, 2011 that all required corrective action has not been taken by Respondent by the compliance date set out in the Final Order in this case, and that in fact Respondent's property remains in violation of the CITY'S code. Petitioner stated that as of the date of the hearing, the fine issued in this case reached an accumulated amount of 2,800.00. The record indicates that the Respondent has been provided with proper service and notice of the proceeding.

ACCORDINGLY, IT IS HEREBY ORDERED as follows:

1. A fine in the amount of \$2,800.00 is hereby imposed and shall continue to accrue at the rate of \$100.00 per diem commencing on the date of this order, and it shall run until such time as the Respondent shall bring the subject property into compliance.

2. The fine set forth above shall pursuant to Chapter 162, *Florida Statutes*, constitute a lien against the real property of Respondent located in Broward County, and Petitioner may record a true copy of this order in the public records of Broward County.

DONE AND ORDERED at Hallandale Beach, Florida, Broward County, this 7 day of November, 2011.

CITY OF HALLANDALE BEACH, FLORIDA

Special Magistrate

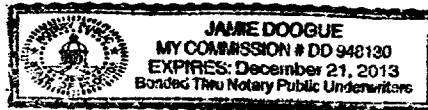
Code Compliance Official

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Kimberly Bruce, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: November 7, 2011.

James E. Doogue
Notary Public, State of Florida
Clerk to the Special Magistrate



CERTIFICATION
I certify this to be a true and correct copy of the record in my office.
WITNESS my hand and official seal of the City of Hallandale Beach, Florida, this 15 day of January, 2012.
Scott City Clerk

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BROWARD COUNTY BOARD OF COMMISSIONERS
BUILDING CODE SERVICES DIVISION
955 SOUTH FEDERAL HIGHWAY, FT LAUDERDALE FL 33316
CODE ENFORCEMENT SECTION, ROOM 417

Broward County, a political subdivision
of the State of Florida

Complainant,

CASE #: 06-0116

FOLIO #: 1219-02-0830

GWENDOLYN SINGLETON

Respondent

AMENDED

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This cause came on for public Hearing on 05/02/2006 after due Notice to the Respondent(s), and the Broward County Code Enforcement Board (BOARD) having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issued its Findings of Fact, Conclusions of Law and Order as follows:

I. FINDINGS OF FACT: The respondent(s) has (have)
Thirty (30) days to obtain the required permits or remove completed work from site.

on property located at: 5019 SW 24 ST
WEST PARK FL 0

legally described as: CARVER RANCHES REV PLAT 21-8 BLOT 6,7 BLK 48

II. CONCLUSIONS OF LAW: The foregoing Findings of Fact constitute a violation of Florida Building Code Section: 105.2.1

III. ORDER: Based upon the foregoing Findings of Fact and Conclusions of Law, it is hereby Ordered that Respondent(s) shall have until 06/06/2006 to correct the violation or suffer a recommended fine of \$150.00 per day commencing on 06/07/2006.

DONE AND ORDERED THIS 7 DAY OF September 2006

By [Signature]
HEARING OFFICER

The undersigned hereby certifies that a true and correct copy of the foregoing has been furnished by certified mail or personal service to Respondent(s) and Respondent(s) Counsel, if known.

OWNER'S NAME: GWENDOLYN SINGLETON
ADDRESS: 621 NW 10th STREET
HALLANDALE BEACH FL 33009

By [Signature]
BOARD SECRETARY

**CITY OF HALLANDALE BEACH, FL
400 SOUTH FEDERAL HIGHWAY
SPECIAL MAGISTRATE HEARING**

CITY OF HALLANDALE BEACH, FL
Petitioner

vs.

**IN RE:
DOCKET NO. 06-01362**

W. & GWENDOLYN T. SINGLETON
621 NW 10TH STREET
HALLANDALE BEACH, FL 33009
Respondent

ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN

THIS CAUSE FIRST CAME, by administrative hearing, before the undersigned Special Magistrate on June 1, 2006, after due notice to the Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, determined findings of Fact and Conclusions of Law and thereupon issued a Final Order which was reduced to writing and furnished to the Respondent. (Exhibit "A") The Final Order found the Respondents property to contain the following violations: INOPERABLE VEHICLES, BROKEN WINDOWS, EXTERIOR OF STRUCTURE NEEDS CLEANING, PAINTING, ACCUMULATION OF JUNK AND DEBRIS, OUTSIDE STORAGE OF MATERIALS, RESEAL, RE-STRIPE, DRIVEWAY AND PAINT WHEEL STOPS, RE-SOD PARKING AREA, OBTAIN NECESSARY PERMITS, / CITY CODE SEC. 13-41(A)(B), SEC. 14-6(1), SEC. 14-11(1)(A)(B)(C), SEC. 32-633(F) , SEC. 13-36(A)(B), SEC. 13-65(A)(B)(C), SEC. 32-159(B)(C), SEC, 32-382, SEC. 32-383, SEC. 32-452, SEC. 32-453. The subject violations occurred at the Respondents real property located at 719 Foster Road within the City of Hallandale Beach and more particularly described as follows:

Property Id No. 5142 21 27 0010

GIBSONS ADDITION 25-7 B BLK A W 50

The Final Order required the Respondent to take corrective action to remedy the violations by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on November 16, 2006, that all required corrective action had not been taken by the compliance date set out in the Final Order in this case and that in fact the RESPONDENT'S property remained in a state of violation. Further the City stated that as of the November 16, 2006, the fine amount for this property under this case had reached an accumulated amount of FOURTEEN THOUSAND DOLLARS (\$14,000.00). The record indicated that the RESPONDENT had been provided proper notice of the hearing. The RESPONDENT was not present at the hearing.

ACCORDINGLY, IT IS HEREBY ORDERED THAT:

1. A fine in the amount of FOURTEEN THOUSAND DOLLARS (\$14,000.00) is hereby imposed and shall continue to accrue at the rate of TWO HUNDRED DOLLARS (\$200.00) per diem commencing on the date of this order and shall run until such time as the RESPONDENT shall bring the subject property into compliance with the Final Final Order issued in this case or a Final Judgement is entered by a court of competent jurisdiction

2. The fine amount set out above shall, pursuant to Chapter 162 Florida Statutes, constitute a lien against the real property of the Respondent located within Broward County and the PETITIONER City may record a true copy of this order in the Public Records of Broward County.

Done and Ordered this 21st Day of November, 2006.

CITY OF HALLANDALE BEACH, FLORIDA

Richard L. Doody
Special Magistrate
Jesus C. Valdes
Code Compliance Official

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and Jesus C. Valdes, Special Magistrate and Code Compliance Official respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

11/28, 2006
M.A.
Notary Public, State of Florida
Clerk to the Special Magistrate



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CITY of HOLLYWOOD, FLORIDA

POLICE DEPARTMENT • 3250 HOLLYWOOD BLVD. • HOLLYWOOD, FLORIDA 33021-6967

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Order Of Imposition Of Fine and Claim Of Lien

Case Number: **V12-12495**
City of Hollywood
Broward County, Florida

Property Owner: **SINGLETON, GWENDOLYN**
620 NW 10 ST
HALLANDALE BEACH, FL 33009
Property Address: **2510 FLETCHER CT**
HOLLYWOOD, FL 33020
Legal: **SUNSHINE MANOR NO 3 34-20 B**
LOT 3 BLK 2

CERTIFICATION
I certify this to be a true and correct copy of the record in
WITNESSETH my hand and official seal of the City of Hollywood, Florida, this the 24 day of April 2013

The City of Hollywood Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact

That the City of Hollywood Special Magistrate did issue on , a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) of code section(s) **72.121(A)(3)** as specified in said Final Order into compliance or be subject to a fine in the amount of **\$100.00 PER DAY COMMENCING 02/17/2013**. Additionally, in accordance with section 162.09(2)(d), Fla. Statutes, and Chapter 36.29 (A)(1) of the Hollywood Code or Ordinance, additional fines in the amount of \$ 410.16 were assessed to cover costs incurred by the City in enforcing its Code(s).

That said violation occurred on real property described above, lying and being in Broward County, Florida.

That the Respondent(s) did not comply with the Final Order(s) by failing to **FAILURE TO REMOVE BOAT AND TRAILER EXCEEDING 25' FROM PROPERTY**, on or before the date specified therein.

That the Special Magistrate Clerk did forward a notice of the failure to comply with the Final Order, along with a copy of the Affidavit of Non-Compliance to the Respondent(s) by U.S. mail on 1/23/13.

The Respondent(s) did not request a subsequent hearing pursuant to Section 36.29(A) of the City of Hollywood Code of Ordinances.

IT IS THEREFORE THE ORDER OF THE SPECIAL MAGISTRATE THAT:

1. A fine in the amount of **\$100.00 PER DAY COMMENCING 2/17/2013**, is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Enforcement Inspector. Additionally, in accordance with section 162.09(2)(d), Fla. Statutes, and Chapter 36.29 (A)(1) of the Hollywood Code or Ordinance, additional fines in the amount of \$ 410.16 were assessed to cover costs incurred by the City in enforcing its Code(s).
2. The fine shall constitute a lien against the above-described real property and upon any other real or personal property owned by the respondent pursuant to Chapter 162, Florida Statutes, as currently enacted or as may be amended from time to time, and Chapter 36 of the City of Hollywood Code of Ordinances, as currently enacted or as may be amended from time to time, and the Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records



Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect. We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

2



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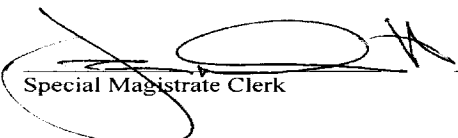


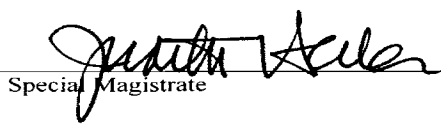
of Broward County, Florida.

DONE AND ORDERED this 24th day of APRIL, 2013

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF HOLLYWOOD, FLORIDA


Special Magistrate Clerk


Special Magistrate

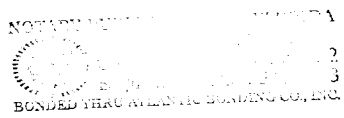
(Order of Imposition of Fine and Claim of Lien)

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

The foregoing instrument was acknowledged before me this 24 day of April, 2013 by Jennie Dennett
and Judith Secher, Clerk and Special Magistrate, respectively of the City of Hollywood who are personally known to
me and who did not take an oath.


Notary Public

C. DelGaudio
Print Name



Note: Mail your payment to the above address made payable to the City of Hollywood



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INSTR # 112208767, OR BK 50680 PG 745, Page 1 of 1, Recorded 04/07/2014 at 03:49 PM, Broward County Commission, Deputy Clerk ERECORD

IN THE CIRCUIT COURT OF BROWARD COUNTY, FLORIDA
CLERK 4/3/2014 2:28:58 PM.****

CASE NO CACE14000220/09

CITY OF HOLLYWOOD, FLORIDA a Municipal Corporation
organized & existing under the Laws of the State of Florida
Plaintiff,

vs

GWENDOLYN SINGLETON
Defendant(s)

DEFAULT FINAL JUDGMENT

The above space reserved for recording information

A Default having been previously entered against the Defendant on February 25, 2014 and upon a review of the file together with the Affidavits presented, it is hereby ORDERED AND ADJUDGED that Plaintiff, CITY OF HOLLYWOOD, FLORIDA a Municipal Corporation organized & existing under the Laws of the State of Florida recover from Defendant(s), GWENDOLYN SINGLETON the following

| | |
|-----------------|--------------------|
| Principal | \$28,010 16 |
| Costs | \$344 00 |
| <u>Interest</u> | <u>\$1,197 20</u> |
| Total | \$29,551.36 |

That shall bear interest at the prevailing statutory interest rate of 4 75% per year from the judgment date of through December 31st of the year in which the judgment is entered, thereafter, the interest rate will adjust in accordance with Florida Statute 55 03 until such time as the judgment is satisfied

For all of the above sums let execution issue

It is further ordered and adjudged that the defendant(s) shall complete a FORM 7 343 Fact Information Sheet under oath and return it to the Plaintiff's attorney SPRECHMAN & ASSOCIATES, P A. within 45 days of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete the FORM 7 343 Fact Information Sheet and return it to the Plaintiff's attorney The FORM 7 343 Fact Information Sheet is not part of this judgment

ORDERED at BROWARD County, Florida this 3rd day of April, 2014



CIRCUIT COURT JUDGE

Copies furnished to
Stacey S Fisher, Esq
Sprechman & Associates, P A
Attorneys for Plaintiff
2775 Sunny Isles Blvd , Suite 100
Miami, Florida 33160-4007
(305) 931-0100 (800) 440-6289

Plaintiff's name and address
CITY OF HOLLYWOOD, FLORIDA a Municipal Corporation
organized & existing under the Laws of the State of Florida
2800 Hollywood Blvd
Hollywood, FL 33022-904

GWENDOLYN SINGLETON
521 NW 10th St
Hallandale FL 33009-2236

{FAX Sprechman & Associates, P A @ 305-936-0200
{FAX Gwendolyn Singleton,
125669 PJMT

STATE OF FLORIDA
BROWARD COUNTY
I DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Circuit Court Clerk of Broward County, Florida.
WITNES my hand and Official Seal at Fort Lauderdale Florida, this the 15 day of MAY, 2014

Clerk of the Court
Deputy Clerk

DATE: October 1st, 2018
PROPERTY ID # 514221-27-0020 (TD # 40247)

WARNING

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

GWENDOLYN SINGLETON
621 NW 10TH STREET
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 711 FOSTER RD, HALLANDALE BEACH, FL 33009 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 October 31, 2018\$15,990.18
- Or
- * Estimated Amount due if paid by November 13, 2018\$16,174.51

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 14, 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

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ROY BOWDEN
711 FOSTER ROAD
HALLANDALE BEACH, FL 33009

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

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PROPERTY ID # 514221-27-0020 (TD # 40247)

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CODE SERVICES DIVISION, CODE ENFORCEMENT SECTION
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FT LAUDERDALE, FL 33316

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DATE: October 1st, 2018
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CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

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CITY OF HOLLYWOOD
OFFICE OF THE SPECIAL MAGISTRATE
3250 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021-6967

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

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

DATE: October 1st, 2018
PROPERTY ID # 514221-27-0020 (TD # 40247)

WARNING

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

CHERRY CARSWELL (HOLLYWOOD KIDZ CARE III)
3408 GARDEN LANE
HOLLYWOOD, FL 33023

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

- * Estimated Amount due if paid by October 31, 2018\$15,990.18
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CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009

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CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009

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CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

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ERICKA SINGLETON
720 NW 4TH ST
HALLANDALE BEACH, FL 33009-3243

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GWENDOLYN SINGLETON
5019 SW 24 ST
WEST PARK, FL 33023

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GWENDOLYN SINGLETON
2510 FLETCHER CT
HOLLYWOOD, FL 33020

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GWENDOLYN SINGLETON
704 NW 4TH ST UNIT 1-2
HALLANDALE BEACH, FL 33009-3243

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GWENDOLYN SINGLETON
620 NW 10 ST
HALLANDALE BEACH, FL 33009

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STACEY S. FISHER, ESQ.
SPRECHMAN & ASSOCIATES, P.A.
ATTORNEY FOR CITY OF HOLLYWOOD, FLORIDA
2775 SUNNY ISLES BLVD., SUITE 100
MIAMI, FL 33160-4007

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WILLIAM BRETT SINGLETON
704 NW 4TH ST
HALLANDALE BEACH, FL 33009-3243

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WILLIAM SINGLETON
621 NW 10 STREET
HALLANDALE BEACH, FL 33009

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- Or
- * Estimated Amount due if paid by November 13, 2018\$16,174.51

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 14, 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: October 1st, 2018
PROPERTY ID # 514221-27-0020 (TD # 40247)

WARNING

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

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
715 FOSTER RD
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 711 FOSTER RD, HALLANDALE BEACH, FL 33009 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.

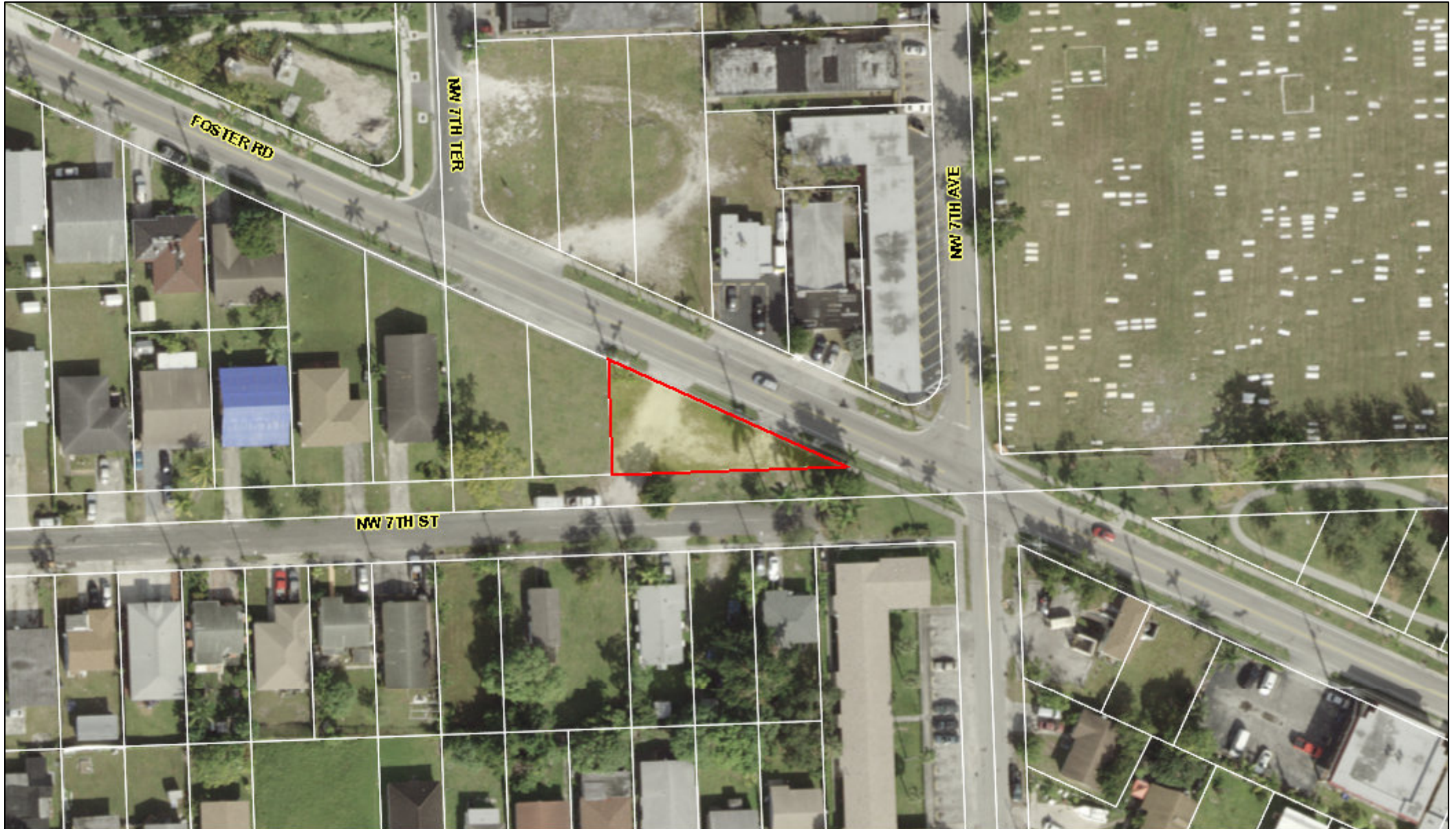
MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by October 31, 2018\$15,990.18
- Or
- * Estimated Amount due if paid by November 13, 2018\$16,174.51

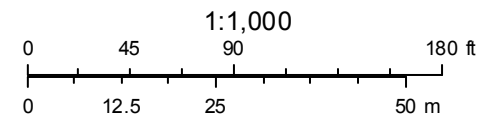
THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 14, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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



September 6, 2018



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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

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Sent To

Street and

City, State, &

TD 40247 NOVEMBER 2018 WARNING
GWENDOLYN SINGLETON
711 FOSTER ROAD
HALLANDALE BEACH, FL 33009

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

See Reverse for Instructions

7016 1830 0000 4524 0292

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | _____ |
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| <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 A

City, State, Z

TD 40247 NOVEMBER 2018 WARNING
CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009

7018 1830 0000 4254 0308

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Sent To

Street and A

City, State, z

TD 40247 NOVEMBER 2018 WARNING
ROY BOWDEN
711 FOSTER ROAD
HALLANDALE BEACH, FL 33009

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

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| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
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| <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 Apt.

City, State, ZIP

**TD 40247 NOVEMBER 2018 WARNING
ROY BOWDEN
621 NW 10 ST
HALLANDALE BEACH, FL 33009**

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

Postmark
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Postage

TD 40247 NOVEMBER 2018 WARNING

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Total Po

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Sent To

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**CITY OF HOLLYWOOD
OFFICE OF THE SPECIAL
MAGISTRATE
3250 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021-6967**

7018 1830 0000 4524 0339

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| <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 A

City, State, Z...

TD 40247 NOVEMBER 2018 WARNING
CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

9480 4254 0000 DEPT 9702

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**TD 40247 NOVEMBER 2018 WARNING
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009**

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

See Reverse for Instructions

7018 1830 0000 4254 0000 DEPT 9102 E5E0

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Sent To

Street and Apt. #

City, State, ZIP+

TD 40247 NOVEMBER 2018 WARNING
BROWARD COUNTY BOARD OF COMMISSIONERS
BUILDING CODE SERVICES DIVISION CODE
ENFORCEMENT SECTION, ROOM 417
955 SOUTH FEDERAL HIGHWAY
FT LAUDERDALE, FL 33316

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

See Reverse for Instructions

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
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Total Postage

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Sent To

Street and Apt.

City, State, ZIP+4®

TD 40247 NOVEMBER 2018 WARNING
CHERRY CARSWELL
(HOLLYWOOD KIDZ CARE III)
3408 GARDEN LANE
HOLLYWOOD, FL 33023

7018 1830 0000 4524 2234

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Total Post:
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Sent To
Street and
City, State, ZIP+4®

TD 40247 NOVEMBER 2018 WARNING
GWENDOLYN SINGLETON
2510 FLETCHER CT
HOLLYWOOD, FL 33020

7018 1830 0000 4524 1282

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**TD 40247 NOVEMBER 2018 WARNING
CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009**

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City, State, ZIP+4®

TD 40247 NOVEMBER 2018 WARNING
ERICKA SINGLETON
720 NW 4TH ST
HALLANDALE BEACH, FL 33009-3243

7018 1830 0000 4524 1305

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City, State, ZIP

TD 40247 NOVEMBER 2018 WARNING
GWENDOLYN SINGLETON
5019 SW 24 ST
WEST PARK, FL 33023

7018 1830 0000 4524 1312

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Sent To

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City, State, ZIP+4

TD 40247 NOVEMBER 2018 WARNING
GWENDOLYN SINGLETON
620 NW 10 ST
HALLANDALE BEACH, FL 33009

7018 1830 0000 4524 1329

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

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Sent To

Street and

City, State, _____

**TD 40247 NOVEMBER 2018 WARNING
GWENDOLYN SINGLETON
704 NW 4TH ST UNIT 1-2
HALLANDALE BEACH, FL 33009-3243**

7018 1830 0000 4524 1336

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Postmark
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Total Post

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City, State, ZIP+4[®]

TD 40247 NOVEMBER 2018 WARNING
WILLIAM BRETT SINGLETON
704 NW 4TH ST
HALLANDALE BEACH, FL 33009-3243

7016 1830 0000 0000 4524 1344 EHE1

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

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Sent To

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TD 40247 NOVEMBER 2018 WARNING
WILLIAM SINGLETON
621 NW 10 STREET
HALLANDALE BEACH, FL 33009

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

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Total Post

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Sent To

Street and

City, State,

TD 40247 NOVEMBER 2018 WARNING
XAYVION SINGLETON
720 NW 4TH ST
HALLANDALE BEACH, FL 33009-3243

7018 1830 0000 4524 1367

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Postmark
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Total Post

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Sent To

Street and

City, State, ZIP+4™

TD 40247 NOVEMBER 2018 WARNING
STACEY S. FISHER, ESQ.
SPRECHMAN & ASSOCIATES, P.A.
ATTORNEY FOR CITY OF HOLLYWOOD, FLORIDA
2775 SUNNY ISLES BLVD., SUITE 100
MIAMI, FL 33160-4007

7018 1830 0000 4524 1374

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Postmark
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Postage

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Total Postage

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Sent To

Street and Apt

City, State, ZIP+4®

TD 40247 NOVEMBER 2018 WARNING
BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS
715 FOSTER RD
HALLANDALE BEACH, FL 33009

7016 1830 0000 4524 1381

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 40247 NOVEMBER 2018 WARNING
CITY OF HOLLYWOOD
OFFICE OF THE SPECIAL MAGISTRATE
3250 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021-6967**



9590 9402 4097 8092 9004 22

2. Article Number (Transfer from service label)

7018 1830 0000 4524 0339

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Adult Signature Agent
 Narea GoDance Addressee

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

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

- 3. Service Type**
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | |

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 40247 NOVEMBER 2018 WARNING
CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020**



9590 9402 4097 8092 9004 15

2. Article Number (Transfer from service label)

7018 1830 0000 4524 0346

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

M. MERINO.

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
- Priority Mail Express®

(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 40247 NOVEMBER 2018 WARNING
 GWENDOLYN SINGLETON
 621 NW 10TH STREET
 HALLANDALE BEACH, FL 33009**



9590 9402 4097 8092 8948 51

2. Article Number (Transfer from service label)

7018 1830 0000 4524 0285

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Roy Baker*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/6

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 40247 NOVEMBER 2018 WARNING
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009**



9590 9402 4097 8092 9004 08

2. Article Number (Transfer from carrier label)

7018 1830 0000 4524 0353

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/9

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

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 40247 NOVEMBER 2018 WARNING
CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009**



9590 9402 4097 8092 9093 02

2. Article Number

7018 1830 0000 4524 0308

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/19

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
- Certified Mail Restricted Delivery on Delivery
- Certified Mail Restricted Delivery on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 40247 NOVEMBER 2018 WARNING
 CITY OF HALLANDALE BEACH
 ATTN CITY ATTORNEY
 400 S FEDERAL HIGHWAY 2ND FLR
 HALLANDALE BEACH, FL 33009**



9590 9402 4097 8092 8949 50

2. Article Number (Transfer from carrier label)

7018 1830 0000 4524 1299

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/9

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

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 40247 NOVEMBER 2018 WARNING
 WILLIAM SINGLETON
 621 NW 10 STREET
 HALLANDALE BEACH, FL 33009



9590 9402 4097 8092 8948 99

2. Article Number (Transfer from service label)

7018 1830 0000 4524 1350

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Ray Badi*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

11/10

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

Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 40247 NOVEMBER 2018 WARNING
 ROY BOWDEN
 621 NW 10 ST
 HALLANDALE BEACH, FL 33009**



9590 9402 4097 8092 9092 89

2. Article Number (Transfer from service label)

7018 1830 0000 4524 0322

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Roy Bowden*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/6

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

Domestic Return Receipt