



**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: 03/20/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 03/19/2018

CERTIFICATE # 2014-11919

ACCOUNT # 494233211530

ALTERNATE KEY # 354709

TAX DEED APPLICATION # 40314

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 16, Block I, of LAUDERDALE MANORS ADDITION, according to the Plat thereof, as recorded in Plat Book 30, Page 10, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 900 NW 14 CT FORT LAUDERDALE FL 33311-5449

OWNER OF RECORD ON CURRENT TAX ROLL:

ANNIE MAE SINGLETARY

900 NW 14 CT

FORT LAUDERDALE, FL 33311-5449 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

GEORGE SINGLETARY, II, DECEASED,

OR: 22571, Page: 503

AND ANNIE MAE SINGLETARY

900 N.W. 14TH COURT

FORT LAUDERDALE, FL 33311 (Per Deed)

(George Singletary, II a/k/a George Washington Singletary, Jr. is deceased and is not listed on the Property Appraiser as an additional owner. A Death Certificate was found of record in Broward County, Florida. Probate Action was found but title was held as husband and wife and therefore not subject to probate.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

LB-AMNIA 14 LLC

PO BOX 37531

BALTIMORE, MD 21297-7531 (Tax Deed Applicant)

INTERNAL REVENUE SERVICE

OR: 46334, Page: 1438

COLLECTION ADVISORY GROUP

7850 6TH COURT, MS 5780

PLANTATION, FL 33324 (Per Lien)

LAUDERDALE MANORS HOME OWNERS ASSOCIATION, INC.
C/O LAUD. MANORS HOMEOWNERS ASSOC. INC.
PO BOX 5471
FT LAUDERDALE, FL 33310 (Per Sunbiz. Declaration not found of record.)

IRV M. MINNEY, REGISTERED AGENT
O/B/O LAUDERDALE MANORS HOME OWNERS ASSOCIATION, INC.
1565 NW 15TH TERRACE
FORT LAUDERDALE, FL 33311

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 33 21 1530

CURRENT ASSESSED VALUE: \$62,970

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Death Certificate

OR: 38339, Page: 1301

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

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

Kim Pickett

Title Examiner

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40314

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of July 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:

SINGLETARY, ANNIE MAE 900 NW 14TH CT FORT LAUDERDALE, FL 33311-5449	CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FORT LAUDERDALE, FL 33301	LB-AMNIA 14 LLC PO BOX 37531 BALTIMORE, MD 21297-7531	INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP 7850 6TH COURT, MS 5780 PLANTATION, FL 33324
LAUDERDALE MANORS HOME OWNERS ASSOCIATION, INC. C/O LAUD. MANORS HOMEOWNERS ASSOC. INC. PO BOX 5471 FT LAUDERDALE, FL 33310	IRV M. MINNEY, REGISTERED AGENT O/B/O LAUDERDALE MANORS HOME OWNERS ASSOCIATION, INC. 1565 NW 15TH TERRACE FORT LAUDERDALE, FL 33311	GEORGE SINGLETARY, II AND ANNIE MAE SINGLETARY 900 N.W. 14TH COURT FORT LAUDERDALE, FL 33311	FULCHER, ANNIE 900 NW 14TH CT FORT LAUDERDALE, FL 33311-5449
*DUCLOS, INDRIS 4901 NW 72 AVE LAUDERHILL, FL 33319	*COMPRE MIAMI LLC 400 LESLIE DR #929 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 2nd day of July 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 40314

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: 494233-21-1530
Certificate Number: 11919
Date of Issuance: 06/01/2015
Certificate Holder: LB-AMNIA 14 LLC
Description of Property: LAUDERDALE MANORS ADD 30-10 B
LOT 16 BLK I

Name in which assessed: SINGLETARY,ANNIE MAE
Legal Titleholders: SINGLETARY,ANNIE MAE
900 NW 14 CT
FORT LAUDERDALE, FL 33311-5449

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 15th day of August, 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 12th day of July, 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: 07/12/2018, 07/19/2018, 07/26/2018 & 08/02/2018
Minimum Bid: 35417.34

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

40314
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 11919

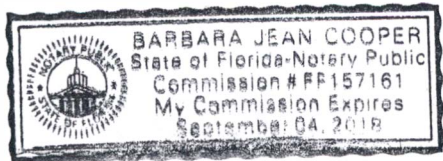
in the XXXX Court,
was published in said newspaper in the issues of

07/12/2018 07/19/2018 07/26/2018 08/02/2018

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.

[Handwritten signature]
Sworn to and subscribed before me this
2 day of AUGUST, A.D. 2018
[Handwritten signature]

(SEAL)
GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 40314**

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Certificate Number: 11919
Date of Issuance: 06/01/2015
Certificate Holder:
LB-AMNIA 14 LLC
Description of Property:
LAUDERDALE MANORS ADD
30-10 B
LOT 16 BLK I
Name in which assessed:
SINGLETARY, ANNIE MAE
Legal Titleholders:
SINGLETARY, ANNIE MAE
900 NW 14 CT
FORT LAUDERDALE,
FL 33311-5449

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 15th day of August, 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.deeduction.net
*Pre-registration is required to bid.
Dated this 12th day of July, 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: 35302.09
401-314
7/12-19-26 8/2 18-07/0000324699B

Assignment: 9750 Service Sheet # 18-030796
SERVE A S. AP. - RETURN TO TAX NOTICE TRAY
BROWARD COUNTY, FL vs. SINGLETARY, ANNIE MAE TD 40314
PLAINTIFF VS. DEFENDANT CASE
TAX SALE NOTICE COUNTY/BROWARD HEARING DATE
TYPE OF WRIT COURT 8/15/2018
SINGLETARY, ANNIE MAE SERVE 900 NW 14 COURT
FORT LAUDERDALE, FL 33311

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 7/10/2018 1059
Date 7/12/2018
 Served
 Not Served - see comments
7/12/2018 at 1404
Date Time

On SINGLETARY, ANNIE MAE, 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: 1404 7/12/2018 posted by 9750

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: Valerie A. Harper 9750 D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494233-21-1530 (TD #40314)

RECEIVED SHERIFF
2018 JUL 10 AM 9:41
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 July 31, 2018\$2,970.28

Or

* Amount due if paid by August 14, 2018\$3,007.23

*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 August 15, 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

SINGLETARY, ANNIE MAE
900 NW 14 CT
FORT LAUDERDALE FL 33311-5449

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



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

Detail by Entity Name

Florida Not For Profit Corporation
LAUDERDALE MANORS HOME OWNERS ASSOCIATION, INC.

Filing Information

Document Number 718505
FEI/EIN Number 59-1713295
Date Filed 05/14/1970
State FL
Status ACTIVE

Principal Address

LAUDERDALE MANOR RECREATION CENTER
1340 CHATEAU PARK DRIVE
FT. LAUDERDALE, FL 33311

Changed: 05/01/1993

Mailing Address

C/O LAUD. MANORS HOMEOWNERS ASSOC. INC.
PO BOX 5471
FT LAUDERDALE, FL 33310

Changed: 03/23/1999

Registered Agent Name & Address

MINNEY, IRV M
1565 NW 15 TERRACE
FORT LAUDERDALE, FL 33311

Name Changed: 03/14/2014

Address Changed: 02/23/2012

Officer/Director Detail

Name & Address

Title President

ELIJAH, EDNA
1524 NW 12 COURT
FT LAUDERDALE, FL 33311

Title VP

JONES, CHRISTINE T
1600 NW 15TH PLACE
FORT LAUDERDALE, FL 33311

Title VP

SIMMONS, JOANN
1565 NW 15 STREET
FT LAUDERDALE, FL 33311

Title Treasurer

CONNIE, BAILEY
1172 NW 15TH STREET
FORT LAUDERDALE, FL 33311

Title Secretary

MONROE, VIALENE
1213 NW 15 PLACE
FORT LAUDERDALE, FL 33311

Title Director

BETHEA, BOBBY
1613 NW 15 AVENUE
FT LAUDERDALE, FL 33311

Title Director

GATHERS, BESS
1130 NW 17 STREET
FT. LAUDERDALE, FL 33311

Title Director

THROWER, CALVIN
1309 NW 9 AVE
FT. LAUDERDALE, FL 33311

Title Asst. Secretary

CARTER, ETHEL
1400 CHATEAU PARK DRIVE
FT. LAUDERDALE, FL 33311

Annual Reports

Report Year	Filed Date
2015	02/25/2015
2016	03/23/2016
2017	04/11/2017

Document Images

04/11/2017 -- ANNUAL REPORT	View image in PDF format
03/23/2016 -- ANNUAL REPORT	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
03/14/2014 -- ANNUAL REPORT	View image in PDF format
03/29/2013 -- ANNUAL REPORT	View image in PDF format
02/23/2012 -- ANNUAL REPORT	View image in PDF format
03/03/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- ANNUAL REPORT	View image in PDF format
04/02/2008 -- ANNUAL REPORT	View image in PDF format
03/12/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
04/01/2005 -- ANNUAL REPORT	View image in PDF format
03/09/2004 -- ANNUAL REPORT	View image in PDF format
04/09/2003 -- ANNUAL REPORT	View image in PDF format
04/29/2002 -- ANNUAL REPORT	View image in PDF format
02/22/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
03/23/1999 -- ANNUAL REPORT	View image in PDF format
03/03/1998 -- ANNUAL REPORT	View image in PDF format
03/18/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format
03/07/1995 -- ANNUAL REPORT	View image in PDF format

This Instrument Prepared By:
WILLIAM J. McPHARLIN
WILLIAM J. McPHARLIN, P.A.
One East Broward Boulevard, Penthouse
Fort Lauderdale, Fl 33301
Tel: (305) 522-7000

94-435138

09-02-94

02:36PM

DOC. STAMPS-DEED\$

455.00

RECEIVED IN BROWARD COUNTY
B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

Tax Folio Number: 9233-21-1530

Grantee(s) ID No.

Grantee(s) ID No.

WARRANTY DEED

THIS WARRANTY DEED made the 30th day of AUGUST, 1994, by CLYTIE CAMPBELL, a single woman, hereinafter referred to as "Grantor", whose mailing address is: 3691 NW 83 Lane
Sunrise Fl.; and GEORGE SINGLETARY, II and ANNIE MAE SINGLETARY, his wife, herein after referred to as "Grantee", whose mailing address is: 900 N.W. 14th Court, Fort Lauderdale, FL 33311;

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Broward County, Florida and described as follows:

Lot 16, Block I, of LAUDERDALE MANORS ADDITION, according to the Plat thereof, as recorded in Plat Book 30, Page 10, of the Public Records of Broward County, Florida;

This conveyance is subject to the following:

- 1) Taxes for the year 1994 and subsequent years;
- 2) Zoning and/or restrictions, prohibitions and other requirements imposed by governmental authority.
- 3) Restrictions, easements and other matters appearing on the Plat and/or common to the subdivision.
- 4) Public utility easements of record.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said 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

BR 22571650503

whomsoever; and that said land is free of all encumbrances, except as otherwise mentioned herein.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, Sealed and Delivered in our presence:

[Signature]
witness signature (as to Grantor)

William J. McPharlin
Printed Name

[Signature]
witness signature (as to Grantor)

JENNIFER E. CHAMBERS
Printed Name

witness signature (as to Grantor)

Printed Name

witness signature (as to Grantor)

Printed Name

STATE OF FLORIDA

COUNTY OF BROWARD

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

THE FOREGOING INSTRUMENT was acknowledged before me this 30th day of AUGUST, 1994, by CLYTIE CAMPBELL, a single woman.

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
My commission expires:



OFFICIAL SEAL
WILLIAM J. McPHARLIN
My Commission Expires
March 18, 1995
Comm. No. CC 092964

Print, Type of Stamp Commission Name of Notary Public
Personally Known OR Produced Identification
Type of Identification Produced Fla drivers license

[Signature]
Grantor Signature

Printed Name: CLYTIE CAMPBELL

Post Office Address:
3691 NW 83rd Lane
Sunrise, FL

Grantor Signature

Printed Name

Post Office Address:

BR22571 E60504

56

8208 Department of the Treasury - Internal Revenue Service
Form 668 (Y)(c)
 (Rev. February 2004)
Notice of Federal Tax Lien

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Serial Number 557193609
 Lien Unit Phone: [REDACTED] For Optional Use by Recording Office

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

Name of Taxpayer ANNIE M SINGLETARY

Residence 900 NW 14TH CT
 FT LAUDERDALE, FL 33311-5449

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

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2003	XXX-XX-[REDACTED]	08/18/2008	09/17/2018	8778.16

Place of Filing County Courthouse
 Broward County
 Ft. Lauderdale, FL 33301
 Total \$ 8778.16

This notice was prepared and signed at BALTIMORE, MD, on this, the 16th day of June, 2009.

Signature R. A. Mitchell Title ACS
 for THERESA HARLEY [REDACTED]

DATE: July 2nd, 2018
PROPERTY ID # 494233-21-1530 (TD # 40314)

WARNING

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

SINGLETARY, ANNIE MAE
900 NW 14 CT
FORT LAUDERDALE, FL 33311-5449

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 900 NW 14 CT FORT LAUDERDALE FL 33311-5449 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 July 31, 2018\$2,970.28
- Or
- * Estimated Amount due if paid by August 14, 2018\$3,007.23

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 15, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: July 2nd, 2018
PROPERTY ID # 494233-21-1530 (TD # 40314)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 900 NW 14 CT FORT LAUDERDALE FL 33311-5449 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

- * Estimated Amount due if paid by July 31, 2018\$2,970.28
- Or
- * Estimated Amount due if paid by August 14, 2018\$3,007.23

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 15, 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/recordstaxestresury

DATE: July 2nd, 2018
PROPERTY ID # 494233-21-1530 (TD # 40314)

WARNING

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LB-AMNIA 14 LLC
PO BOX 37531
BALTIMORE, MD 21297-7531

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DATE: July 2nd, 2018
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WARNING

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

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DATE: July 2nd, 2018
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LAUDERDALE MANORS HOME OWNERS ASSOC INC
C/O LAUD. MANORS HOMEOWNERS ASSOC. INC.
PO BOX 5471
FT LAUDERDALE, FL 33310

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

DATE: July 2nd, 2018
PROPERTY ID # 494233-21-1530 (TD # 40314)

WARNING

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IRV M. MINNEY, AGENT
O/B/O LAUDERDALE MANORS HOME OWNERS ASSOC
1565 NW 15TH TERRACE
FORT LAUDERDALE, FL 33311

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GEORGE SINGLETARY, II
AND ANNIE MAE SINGLETARY
900 N.W. 14TH COURT
FORT LAUDERDALE, FL 33311

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FULCHER, ANNIE
900 NW 14TH CT
FORT LAUDERDALE, FL 33311-5449

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*DUCLOS, INDRIS
4901 NW 72 AVE
LAUDERHILL, FL 33319

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*COMPRE MIAMI LLC
400 LESLIE DR #929
HALLANDALE BEACH, FL 33009

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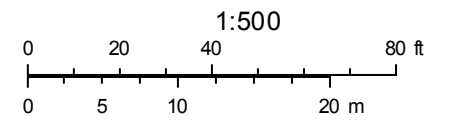
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May 3, 2018



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TD 40314 AUGUST 2018 WARNING

FULCHER, ANNIE

900 NW 14TH CT

FORT LAUDERDALE, FL 33311-5449

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TD 40314 AUGUST 2018 WARNING
GEORGE SINGLETARY, II AND ANNIE MAE
SINGLETARY
900 N.W. 14TH COURT
FORT LAUDERDALE, FL 33311

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4901 NW 72 AVE

LAUDERHILL, FL 33319

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TD 40314 AUGUST 2018 WARNING	
IRV M. MINNEY, REGISTERED AGENT	
O/B/O LAUDERDALE MANORS HOME OWNERS	
ASSOCIATION, INC.	
1565 NW 15TH TERRACE	
FORT LAUDERDALE, FL 33311	

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City, St

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FT LAUDERDALE, FL 33310

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Street

City

TD 40314 AUGUST 2018 WARNING
INTERNAL REVENUE SERVICE COLLECTION
ADVISORY GROUP
7850 6TH COURT, MS 5780
PLANTATION, FL 33324

701A 0360 0001 4963 0363

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LB-AMNIA 14 LLC

PO BOX 37531

BALTIMORE, MD 21297-7531

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City, State

TD 40314 AUGUST 2018 WARNIN'G
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301

7018 0360 0001 4963 0349

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

Postmark
Here

Postage

\$ _____

Total P

\$ _____

Sent To

Street

City, St

TD 40314 AUGUST 2018 WARNING

SINGLETARY, ANNIE MAE

900 NW 14TH CT

FORT LAUDERDALE, FL 33311-5449

7016 0360 0001 4963 0332

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

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

OFFICIAL USE

0040 0964 1000 0960 9102

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	\$ _____

Postmark
Here

Postage	
\$	
Total Post	
\$	

Sent To	
Street and	
City, State,	

TD 40314 AUGUST 2018 WARNING
*COMPRE MIAMI LLC
400 LESLIE DR #929
HALLANDALE BEACH, FL 33009

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 40314 AUGUST 2018 WARNING
INTERNAL REVENUE SERVICE COLLECTION
ADVISORY GROUP
7850 6TH COURT, MS 5780
PLANTATION, FL 33324



9590 9402 3447 7275 4688 69

2. Article Number (Transfer from carrier label)

7018 0360 0001 4963 0363

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

11/01/18

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

(over \$500)

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 40314 AUGUST 2018 WARNING
GEORGE SINGLETARY, II AND ANNIE MAE
SINGLETARY
900 N.W. 14TH COURT
FORT LAUDERDALE, FL 33311



9590 9402 3447 7275 4693 23

2. Article Number (Transfer from service label)

7018 0360 0001 4963 0387

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *George Singletary* 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 | |
| <input type="checkbox"/> Mail Restricted Delivery (500) | |

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 40314 AUGUST 2018 WARNING
SINGLETARY, ANNIE MAE
900 NW 14TH CT
FORT LAUDERDALE, FL 33311-5449



9590 9402 3447 7275 4688 90

2. Article Number (Transfer from service label)

7018 0360 0001 4963 0332

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *George Singletary*

- 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
- 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.

* Article Addressed to:

TD 40314 AUGUST 2018 WARNING
*DUCLOS, INDRIS
4901 NW 72 AVE
LAUDERHILL, FL 33319



9590 9402 3021 7124 9650 26

2 Article Number (Transfer from service label)

7018 0360 0001 4963 0554

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

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

TD 40314 AUGUST 2018 WARNING
LB-AMNIA 14 LLC
PO BOX 37531
BALTIMORE, MD 21297-7531



9590 9402 3447 7275 4688 76

2. Article Number (Transfer from service label)
7018 0360 0001 4963 0356

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
[Handwritten Signature] Addressee

B. Received by (Printed Name) Agent
[Handwritten Name] Addressee

C. Date of Delivery
[Handwritten Date] JUL 13 2018

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