



**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: 05/03/2018

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

CERTIFICATE # 2014-10508

ACCOUNT # 494219140340

ALTERNATE KEY # 324065

TAX DEED APPLICATION # 40944

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 1, Block 42 of Oriole Estates, Section 7, according to the Plat thereof, as recorded in Plat Book 64, Page 14, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 3990 NW 33 TERRACE, LAUDERDALE LAKES FL 33309-4908

OWNER OF RECORD ON CURRENT TAX ROLL:

JOSIANE FORESTE

3990 NW 33 TER

LAUDERDALE LAKES, FL 33309-4908 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JOSIANE FORESTE

OR: 46933, Page: 1387

3990 NW 33RD TERRACE

FT. LAUDERDALE, FL 33309 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

5T WEALTH PARTNERS LP

DEPARTMENT #6200, P.O. BOX 830539

BIRMINGHAM, AL 35283 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 19 14 0340

CURRENT ASSESSED VALUE: \$140,090

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:

Warranty Deed

OR: 22194, Page: 356

Warranty Deed

OR: 28635, Page: 469

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	3990 NW 33 TERRACE, LAUDERDALE LAKES FL 33309-4908	ID #	4942 19 14 0340
Property Owner	FORESTE, JOSIANE	Millage	2012
Mailing Address	3990 NW 33 TER LAUDERDALE LAKES FL 33309-4908	Use	01
Abbr Legal Description	ORIOLE ESTATES SEC 7 64-14 B LOT 1 BLK 42		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$61,310	\$129,450	\$190,760	\$143,030	
2017	\$33,440	\$123,480	\$156,920	\$140,090	\$2,971.01
2016	\$25,080	\$112,130	\$137,210	\$137,210	\$2,935.38

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$190,760	\$190,760	\$190,760	\$190,760
Portability	0	0	0	0
Assessed/SOH 16	\$143,030	\$143,030	\$143,030	\$143,030
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$93,030	\$118,030	\$93,030	\$93,030

Sales History			
Date	Type	Price	Book/Page or CIN
3/9/2010	WD-Q	\$110,000	46933 / 1387
7/22/1998	WD	\$101,000	28635 / 469
5/1/1994	WD	\$84,000	22194 / 356
6/1/1984	WD	\$68,500	
2/1/1968	WD	\$18,800	

Land Calculations		
Price	Factor	Type
\$5.50	11,148	SF
Adj. Bldg. S.F. (Card, Sketch)		2074
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1974/1968		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
20	L					LS		
R	1							
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40944

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 4th day of September 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:

JOSIANE FORESTE 3990 NW 33RD TERRACE FT. LAUDERDALE, FL 33309	JOSIANE FORESTE 3990 NW 33RD TER FT. LAUDERDALE, FL 33309	CITY OF LAUDERDALE LAKES 4300 NW 36 ST LAUDERDALE LAKES, FL 33319	*BAILEY, DENNIS DENNIS BAILEY REV TR ETAL 3991 NW 33 AVE LAUDERDALE LAKES, FL 33309-4904
*BROWN, VERONICA V 3980 NW 33 TER LAUDERDALE LAKES, FL 33309-4908	*5T WEALTH PARTNERS LP DEPARTMENT #6200, P.O. BOX 830539 BIRMINGHAM, AL 35283		

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 4th day of September 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 40944

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: 494219-14-0340
Certificate Number: 10508
Date of Issuance: 06/01/2015
Certificate Holder: 5T WEALTH PARTNERS LP
Description of Property: ORIOLE ESTATES SEC 7 64-14 B
LOT 1 BLK 42

Name in which assessed: FORESTE, JOSIANE
Legal Titleholders: FORESTE, JOSIANE
3990 NW 33 TER
LAUDERDALE LAKES, FL 33309-4908

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 17th day of October, 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 13th day of September, 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: 09/13/2018, 09/20/2018, 09/27/2018 & 10/04/2018
Minimum Bid: 87318.80

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

40944
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 10508

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

09/13/2018 09/20/2018 09/27/2018 10/04/2018

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
4 day of OCTOBER, A.D. 2018
[Handwritten Signature: Scherrie A Thomas]

(SEAL)
GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 40944**

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: 494219-14-0340
Certificate Number: 10508
Date of Issuance: 06/01/2015

Certificate Holder:
5T WEALTH PARTNERS LP

Description of Property:
ORIOLE ESTATES SEC 7 64-14 B
LOT 1 BLK 42

Name in which assessed:
FORESTE, JOSIANE

Legal Titleholders:
FORESTE, JOSIANE
3990 NW 33 TER
LAUDERDALE LAKES,
FL 33309-4908

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 17th
day of October, 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 13th day of September,
2018.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)
By: Dana F. Buker
Deputy

This Tax Deed is Subject to All
Existing Public Purpose Utility and
Government Easements. The suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 87617.80
401-314
9/13-20-27 10/4 18-10/0000339610B

Assignment: 1161 Service Sheet # 18-040201
SERVE ASAP RETURN TO TAX NOTICE TRAY
BROWARD COUNTY, FL vs. JOSIANE FORESTE TD 40944
PLAINTIFF vs. DEFENDANT CASE
TAX SALE NOTICE COUNTY/BROWARD
TYPE OF WRIT COURT HEARING DATE
FORESTE, JOSIANE 3990 NW 33 TERRACE
SERVE LAUDERDALE LAKES, FL 33309-4908

14278
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
JULIE AIKMAN, SUPV.
Attorney
12178

Received this process on
Date 9/17/18 11:15
ADA 1161
 Served
 Not Served - see comments
Date SEPTEMBER 7, 2018 at 1:15 PM
Time

On FORESTE, JOSIANE, 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: "Served by Posting on the Door at this address"

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: Gary Gottsler D.S.
GARY GOTTSLER

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494219-14-0340 (TD #40944)

RECEIVED SHERIFF
2018 SEP -5 AM 10:02
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 September 28, 2018\$13,927.34
- Or
- * Amount due if paid by October 16, 2018\$14,094.14

*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 October 17, 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

FORESTE, JOSIANE
3990 NW 33 TERRACE
LAUDERDALE LAKES, FL 33309-4908

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

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Florida International Title & Escrow
2101 Vista Parkway, Suite 287
West Palm Beach, Florida 33411
Property Appraisers Parcel Identification (Folio) Numbers: 4942 19 14 0340

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 9th day of March, 2010 by Therese Fertilien and Luczor Fertilien, both Unmarried, whose post office address is 3990 NW 33rd Terrace, Ft. Lauderdale, Florida 33309 herein called the grantors, to Josiane Foreste, Unmarried, whose post office address is 3990 NW 33rd Terrace, Ft. Lauderdale, Florida 33309, hereinafter called the Grantee:

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

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Lot 1, Block 42 of Oriole Estates, Section 7, according to the Plat thereof, as recorded in Plat Book 64, Page 14, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2010 and thereafter.

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

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

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2009.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Pat Hardcastle
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Terri Lassiter
Witness #2 Printed Name

[Signature]
Therese Fertilien

[Signature]
Luczor Fertilien

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 9th day of March, 2010 by Therese Fertilien and Luczor Fertilien who are personally known to me or have produced Driver's License as identification.

SEAL

[Signature]
Notary Public

Printed Notary Name

My Commission Expires:



PATRICIA B. HARDCASTLE
Commission DD 656381
Expires May 5, 2011
Bonded Thru Troy Fain Insurance 800-385-7018

98-445794 T#001
07-28-98 12:01PM

\$ 707.00
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY

COUNTY ADMIN.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
MARTHA SPENCE
SOUTH FLORIDA DOC PREP, INC.
2131 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

Property Appraisers Parcel Identification (Folio) Numbers:
49-42-19-14-0340
Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 22nd day of July, A.D. 1998 by ALBERT F. ROBINSON, A SINGLE MAN, and FAITH J. ROBINSON, A SINGLE WOMAN, herein called the grantors, to THERESE FERTILIE * LUCZOR FERTILIE, a single man ** whose post office address is 3990 N.W.33RD TERRACE, LAUDERDALE LAKES, FLORIDA 33309, hereinafter called the Grantees:

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

* a single woman

** a single man

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz:

LOT 1, BLOCK 42, OF ORIOLE ESTATES SECTION 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Subject to esements, restrictions and reservations of record and to taxes for the year 1998 and thereafter.

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

3K28635PG0469

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 1997.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
BONNIE J. CARLTON
Witness #1 Printed Name
[Signature]
Witness #2 Signature
SHONDA BOATRIGHT
Witness #2 Printed Name

[Signature] L.S.
ALBERT F. ROBINSON
3990 N.W.33RD TERRACE, LAUDERDALE LAKES, FLORIDA 33309
[Signature] L.S.
FAITH J. ROBINSON
3990 N.W.33RD TERRACE, LAUDERDALE LAKES, FLORIDA 33309

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this **22nd** day of **July, 1998** by **ALBERT F. ROBINSON** and **FAITH J. ROBINSON** who are personally known to me or have produced **DRIVERS LICENSE** as identification.

SEAL

OFFICIAL NOTARY SEAL
BONNIE J. CARLTON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC620282
MY COMMISSION EXP. FEB. 192001

[Signature]
Notary Signature
BONNIE J. CARLTON
Printed Notary Signature

My Commission Expires:

File # 08-270BC

4B
0

94-266902 T#001
05-27-94 10:29AM

Record & Return to: *Placidance Title*

This instrument prepared by:
ELLEN KRACOFF, ESQ.
8220 State Road 84
Suite 302
Davie, Florida, 33324
94289ES | ROBINSON

\$ 588.00
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, made this 20th day of May 19 94 Between
James E. Bell, Jr. and Marjorie K. Bell, his wife, whose address is
3601 S.W. 21 Street, Ft. Lauderdale, Florida 33312
of the County of Broward, State of Florida, grantor*, and
Albert F. Robinson and Faith J. Robinson, his wife
whose post office address is 3990 North West 33 Terrace, Lauderdale Lakes, Fl. 33309
of the County of Broward, State of Florida, grantee*.

Witnesseth: That said grantor, for and in consideration of the sum of
Ten and 00/100-----Dollars
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged,
has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate,
lying and being in Broward County, Florida, to-wit:

Lot 1, in Block 42, of Oriole Estates Section 7, according
to the Plat thereof, recorded in Plat Book 64, Page 14, of
the Public Records of Broward County, Florida.

PARCEL IDENTIFICATION # 9219 14 0340.

BK 22194 PG 0356

(Space Above This Line For Recording Data)

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years. Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

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

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence.

Ellen Kracoff
Witness #1

James E. Bell
James E. Bell

Ellen KRACOFF
Printed Name of Witness #1

Marjorie K. Bell
Marjorie K. Bell

Lisa M. Henry
Witness #2

LISA M. HENRY
Printed Name of Witness #2

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 20th day of May, 1994 by James E. Bell and Marjorie K. Bell, his wife who is personally known to me or who has produced *old Drivers License* as identification and who did take an oath.

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

Grantee Taxpayer I.D. Number

Albert F. Robinson
Faith J. Robinson

Lisa M. Henry
Notary Public, State of Florida

My Commission Expires:
OFFICIAL NOTARY SEAL
Commissioner *LISA M. HENRY*
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC304776
MY COMMISSION EXP. AUG. 2, 1997

BK 22194 PG 0357

DATE: September 4th, 2018
PROPERTY ID # 494219-14-0340 (TD # 40944)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3990 NW 33 TERRACE, LAUDERDALE LAKES, FL 33309-4908 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 September 28, 2018\$13,927.34
- Or
- * Estimated Amount due if paid by October 16, 2018\$14,094.14

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 17, 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: September 4th, 2018
PROPERTY ID # 494219-14-0340 (TD # 40944)

WARNING

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

5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3990 NW 33 TERRACE, LAUDERDALE LAKES, FL 33309-4908 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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www.broward.org/recordstaxestreasury

DATE: September 4th, 2018
PROPERTY ID # 494219-14-0340 (TD # 40944)

WARNING

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JOSIANE FORESTE
3990 NW 33RD TERRACE
FT. LAUDERDALE, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3990 NW 33 TERRACE, LAUDERDALE LAKES, FL 33309-4908 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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DATE: September 4th, 2018
PROPERTY ID # 494219-14-0340 (TD # 40944)

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3990 NW 33RD TER
FT. LAUDERDALE, FL 33309

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DATE: September 4th, 2018
PROPERTY ID # 494219-14-0340 (TD # 40944)

WARNING

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CITY OF LAUDERDALE LAKES
4300 NW 36 ST
LAUDERDALE LAKES, FL 33319

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DATE: September 4th, 2018
PROPERTY ID # 494219-14-0340 (TD # 40944)

WARNING

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BAILEY, DENNIS
DENNIS BAILEY REV TR ETAL
3991 NW 33 AVE
LAUDERDALE LAKES, FL 33309-4904

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3990 NW 33 TERRACE, LAUDERDALE LAKES, FL 33309-4908 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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DATE: September 4th, 2018
PROPERTY ID # 494219-14-0340 (TD # 40944)

WARNING

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BROWN, VERONICA V
3980 NW 33 TER
LAUDERDALE LAKES, FL 33309-4908

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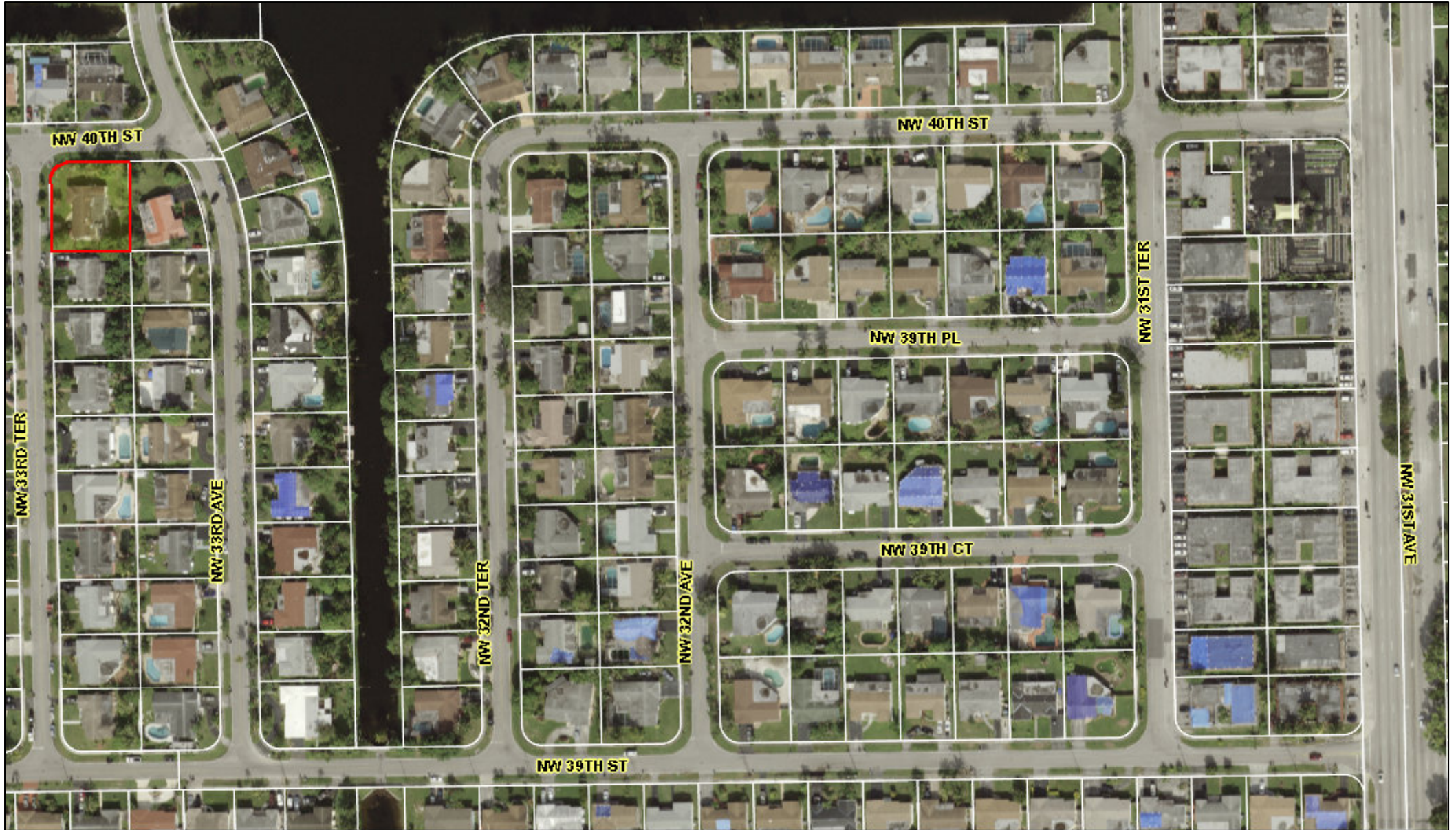
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- * Estimated Amount due if paid by October 16, 2018\$14,094.14

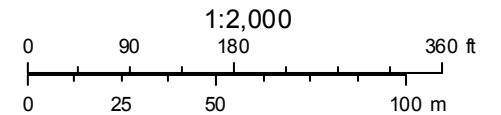
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury



June 28, 2018



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

7018 0680 0002 2681 9835

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

TD 40944 OCTOBER 2018 WARNING
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

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

See Reverse for Instructions

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

**TD 40944 OCTOBER 2018 WARNING
BROWN,VERONICA V
3980 NW 33 TER
LAUDERDALE LAKES, FL 33309-4908**

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

See Reverse for Instructions

7018 0680 0002 2681 9828

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

TD 40944 OCTOBER 2018 WARNING
BAILEY, DENNIS
DENNIS BAILEY REV TR ETAL
3991 NW 33 AVE
LAUDERDALE LAKES, FL 33309-4904

7018 0680 0002 2681 9811

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

7018 0680 0002 2683 9804

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

TD 40944 OCTOBER 2018 WARNING
CITY OF LAUDERDALE LAKES
4300 NW 36 ST
LAUDERDALE LAKES, FL 33319

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

TD 40944 OCTOBER 2018 WARNING
JOSIANE FORESTE
3990 NW 33RD TER
FT. LAUDERDALE, FL 33309

7016 0660 0002 2681 9798

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

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JOSIANE FORESTE
3990 NW 33RD TERRACE
FT. LAUDERDALE, FL 33309

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

See Reverse for Instructions

7018 0680 0002 2681 9781

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 40944 OCTOBER 2018 WARNING
 JOSIANE FORESTE
 3990 NW 33RD TER
 FT. LAUDERDALE, FL 33309



9590 9402 4097 8092 8945 09

2 Article Number

7018 0680 0002 2681 9798

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Estime*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- 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.

TD 40944 OCTOBER 2018 WARNING
 JOSIANE FORESTE
 3990 NW 33RD TERRACE
 FT. LAUDERDALE, FL 33309



9590 9402 4097 8092 8945 16

2 Article Number (Transfer from service label)

7018 0680 0002 2681 9781

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Estime*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

(over 500)

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.
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1. Article Addressed to:

TD 40944 OCTOBER 2018 WARNING
 CITY OF LAUDERDALE LAKES
 4300 NW 36 ST
 LAUDERDALE LAKES, FL 33319



9590 9402 4097 8092 8944 93

2. Article Number (Transfer from service label)

7018 0680 0002 2681 9804

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

[Handwritten Name]

C. Date of Delivery

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

Yes

No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

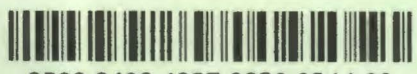
Domestic Return Receipt

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1. Article Addressed to:

**TD 40944 OCTOBER 2018 WARNING
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283**




9590 9402 4097 8092 8944 62

2. Article Number (Transfer from service label)

7018 0680 0002 2681 9835

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

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

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

SEP 10 2018
BIRMINGHAM, AL 35201

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