



**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: 05/22/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/21/2018

CERTIFICATE # 2014-11528

ACCOUNT # 494231080590

ALTERNATE KEY # 350704

TAX DEED APPLICATION # 41102

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 in Block 9 of WESTWOOD PARK, SECTION 4, according to the Plat thereof, recorded in Plat Book 59, Page 33, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 3481 NW 17 STREET, LAUDERHILL FL 33311-4201

OWNER OF RECORD ON CURRENT TAX ROLL:

MELVIN L HILL

3481 NW 17 ST

LAUDERHILL, FL 33311-4201 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

LILLIE B. PERRY

OR: 35195, Page: 1422

3481 NW 17TH STREET

FORT LAUDERDALE, FL 33311 (Per Deed. Unable to locate a Death Certificate or conveyance of record in Broward County from Lillie B. Perry releasing her interest in this property.)

MELVIN L. HILL

OR: 51234, Page: 1654

3481 NW 17TH STREET

FT LAUDERDALE, FL 33311 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

TLGFY, LLC

CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC

PO BOX 54347

NEW ORLEANS, LA 70154-4347 (Tax Deed Applicant)

CITIBANK, N.A.

OR: 49630, Page: 685

7930 NW 110TH STREET

KANSAS CITY, MO 64153 (Per Judgment)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 31 08 0590

CURRENT ASSESSED VALUE: \$81,010

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: 35195, Page: 1423

Continuous Marriage Affidavit

OR: 37969, Page: 563

Affidavit of Death

OR: 44253, Page: 144

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	3481 NW 17 STREET, LAUDERHILL FL 33311-4201	ID #	4942 31 08 0590
Property Owner	HILL, MELVIN L	Millage	1912
Mailing Address	3481 NW 17 ST LAUDERHILL FL 33311-4201	Use	01
Abbr Legal Description	WESTWOOD PARK SEC 4 59-33 B LOT 16 BLK 9		

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	\$24,000	\$89,500	\$113,500	\$82,710	
2017	\$18,000	\$74,540	\$92,540	\$81,010	\$1,813.79
2016	\$18,000	\$73,890	\$91,890	\$79,350	\$1,717.18

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$113,500	\$113,500	\$113,500	\$113,500
Portability	0	0	0	0
Assessed/SOH 15	\$82,710	\$82,710	\$82,710	\$82,710
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	\$32,710	\$57,710	\$32,710	\$32,710

Sales History			
Date	Type	Price	Book/Page or CIN
3/18/2014	QCD-T	\$100	112636630
5/15/2003	QCD	\$100	35195 / 1422
11/1/1970	WD	\$17,000	
6/1/1970	WD	\$10,000	
3/1/1966	WD	\$10,800	

Land Calculations		
Price	Factor	Type
\$4.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1225
Units/Beds/Baths		1/3/1
Eff./Act. Year Built: 1967/1966		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19	H					LH		
R	1							
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #41102

**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:

CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313 CITIBANK, N.A. C/O BRIAN MICHAEL BOCHENECK RUBIN & DEBSKI, P.A. P.O. BOX 47718 JACKSONVILLE, FL 32247	HILL, MELVIN L 3481 NW 17 ST LAUDERHILL, FL 33311-4201 CITIBANK, N.A. C/O BRIAN MICHAEL BOCHENECK RUBIN & DEBSKI, P.A. 625 H ST NE APT 351 WASHINGTON, DC 20002	LILLIE B. PERRY 3481 NW 17TH STREET FORT LAUDERDALE, FL 33311 *CABRAL, CHARLOTTE E H/E CABRAL, STEVE N 3480 NW 17 CT LAUDERHILL, FL 33311-4206	CITIBANK, N.A. 7930 NW 110TH STREET KANSAS CITY, MO 64153 *HONK KONG US INVEST LLC 805 N ANDREWS AVE FORT LAUDERDALE, FL 33311
*WILLINGHAM, JOHN W JR & VICKY H/E WILLINGHAM, SHANEKA R 3501 NW 17 ST LAUDERHILL, FL 33311-4243	*TLGFY, LLC, CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 54347 NEW ORLEANS, LA 70154-4347		

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 41102

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: 494231-08-0590
Certificate Number: 11528
Date of Issuance: 06/01/2015
Certificate Holder: TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
Description of Property: WESTWOOD PARK SEC 4 59-33 B
LOT 16 BLK 9

Name in which assessed: HILL, MELVIN L
Legal Titleholders: HILL, MELVIN L
3481 NW 17 ST
LAUDERHILL, FL 33311-4201

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.deedauction.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: 51584.49

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

41102
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 11528

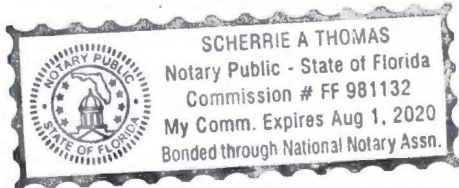
in the XXXX Court,
was published in said newspaper in the issues of

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]

(SEAL)
GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 41102**

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: 494231-08-0590
Certificate Number: 11528
Date of Issuance: 06/01/2015

Certificate Holder:
TLGFY, LLC CAPITAL ONE, N.A.,
AS COLLATERAL ASSIGNEE OF
TLGFY, LLC

Description of Property:
WESTWOOD PARK SEC 4 59-33 B
LOT 16 BLK 9
Name in which assessed:
HILL, MELVIN L
Legal Titleholders:
HILL, MELVIN L
3481 NW 17 ST
LAUDERHILL, FL 33311-4201

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.deedauction.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 successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 51584.49
401-314
9/13-20-27 10/4 18-73/0000339675B

Assignment: 11002 SERVE ASAP RTN TO TAX NOTICE TRAY Service Sheet # 18-040268

BROWARD COUNTY vs. HILL, MELVIN L VS. COUNTY/BROWARD DEFENDANT TD 41102
PLAINTIFF CASE
TAX SALE NOTICE TYPE OF WRIT COURT HEARING DATE 10/17/2018

HILL, MELVIN L SERVE 3401 NW 17TH STREET
LAUDERHILL, FL 33311

Received this process on
 Date 9/5/2018 9/10/18 9am
2:00 PM - 11002

14279
 BROWARD COUNTY REVENUE-DELINQ TAX SECTION
 115 S. ANDREWS AVENUE, ROOM A-100
 FT LAUDERDALE, FL 33301
 JULIE AIKMAN, SUPV.
 Attorney
 10724

Served
 Not Served - see comments
9/10/18 at 4:04pm
 Date Time

On HILL, MELVIN L, 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 Tax Deed Notice by front door.

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

SCOTT J. ISRAEL, SHERIFF
 BROWARD COUNTY, FLORIDA

BY: E. Mitchell D.S. 11002
E. Mitchell

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494231-08-0590 (TD #41102)

RECEIVED SHERIFF
2010 SEP -5 AM 9:58
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\$8,839.43

Or

* Amount due if paid by October 16, 2018\$8,946.23

*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 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

**HILL, MELVIN L
3481 NW 17 ST
LAUDERHILL, FL 33311-4201**

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

28

IN THE COUNTY COURT IN THE SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA

CASE NUMBER: CONO12007197 DIV: 71

CITIBANK, N.A.,
Plaintiff,
vs.

LILLIE B PERRY,
Defendant.

FINAL JUDGMENT

This cause, coming before the Court on Plaintiff's Motion for Summary Final Judgment, and the Court, finding that the Plaintiff is entitled to a judgment, it is:

ORDERED AND ADJUDGED

That Final Judgment is hereby entered in favor of the Plaintiff and the Plaintiff CITIBANK, N.A., shall recover from the Defendant, LILLIE B PERRY, the principal sum of \$5,599.18, together with \$390.00 for costs of this suit, that shall bear interest at the rate of four and three quarters percent (4.75%) per year and thereafter pursuant to Florida Statutes Section 55.03, for which let execution issue.

It is further order and adjudged that the Defendant shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment Defendant to complete form 1.977, including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney.

DONE AND ORDERED at Deerfield Beach, Broward County, Florida this 1 day of February, 2013.

County Court Judge

Plaintiff's Address (F.S. 55.10)
Citibank, N.A.
7930 NW 110th Street
Kansas City, MO 64153

Copies to:
Brian Michael Bochenek
Attorney for Plaintiff
Rubin & Debski, P.A.
P.O. Box 47718
Jacksonville, FL 32247

LILLIE B PERRY
Defendant
3481 NW 17TH ST
FT LAUDERDALE FL 33311-4201
SSN: [REDACTED]
K1200516

13 FEB -4 PM 12:09
NORTH
JEROME COUNTY COURT
BROWARD COUNTY, FL.



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 21st day of March, 2013.
County Administrator.
By Sharon V. Jettina
Deputy Clerk

RETURN TO:
TOWN & COUNTRY TITLE, INC.
1575 PINE RIDGE ROAD, SUITE 11
NAPLES, FLORIDA 34109
07-7310F TOWNSEND
Property Folio No.

PREPARED BY: B.J. REEVES, ESQ.
Terra Doc Prep, Inc.
6565 Taft Street #101
Hollywood, FL 33024

**AFFIDAVIT RE DEATH OF
ROBERT LEE TOWNSEND**

STATE OF FLORIDA

ss:

COUNTY OF BROWARD

I, Maria M. Arguello, after being duly sworn depose and say that:

1. I have reviewed a certified copy of the death certificate of Robert Lee Townsend, ("the Deceased") in connection with the sale or finance of real property and have retained it in my file.
2. Said death certificate was issued by STATE OF FLORIDA OFFICE OF VITAL STATISTICS and bears the following number: 01891765.
3. Said death certificate is NOT attached hereto as an exhibit. If not, the death certificate contains the following information pertaining to the Deceased:

Sex:	MALE
Date of Birth:	[REDACTED]
Date of Death:	[REDACTED]
Place of Death:	HOSPICE
Place of Residence:	4180 NW 42 STREET, LAUDERDALE LAKES, FL 33319
Marital Status:	MARRIED
Social Security Number:	[REDACTED]
Informant's Name and Address:	MARGARET H. TOWNSEND 4180 NW 42 STREET, LAUDERDALE LAKES, FL 33319
Surviving Spouse:	MARGARET H. TOWNSEND
Other:	N/A

4. Affiant specifically disclaims any liability to any person who may rely upon this affidavit.

TOWN & COUNTRY TITLE, INC

BY: 
 MARIA M. ARGUELLO
 TITLE: PROCESSOR

STATE OF FLORIDA

ss:

COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 4 of JUNE, 2007 by MARIA M. ARGUELLO, who is personally known to me and who did take an oath.

[SEAL]



Paula A. Miranda
 Commission # DD467279
 Expires: AUG. 30, 2009
 WWW.AARONOTARY.COM


 Notary Public
 My Commission Expires:

RETURN TO: 077310F
 TOWN & COUNTRY TITLE
 1575 PINE RIDGE ROAD
 SUITE 11
 NAPLES, FL 34109
 PP

✓

Return to:
Lillie B. Perry
3481 NW 17th Street
Fort Lauderdale, FL 33311

This instrument was prepared by:
We The People
101 E. Commercial Blvd.
Ft. Lauderdale, FL 33334

Parcel Identification No. 494231080590
Grantee SS#

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 05 day of May, 2003, by the Grantor, LILLIE B. PERRY, an un-remarried surviving widow of GEORGE PERRY, whose post office address is 3481 NW 17th Street, Fort Lauderdale, Florida 33311 to Grantees, LILLIE B. PERRY (widow), ROBERT TOWNSEND and MARGARET TOWNSEND, his wife, with Joint Right of Survivorship whose post office address is 3481 NW 17th Street, Fort Lauderdale, Florida 33311.

WITNESSETH

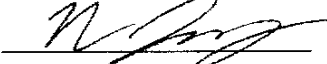
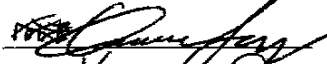
That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto said Grantee and Grantee's heirs, successors forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in County of Broward, State of Florida, to wit:

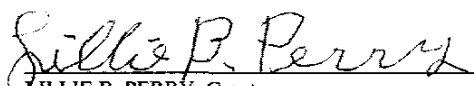

Lot 16 in Block 9 of WESTWOOD PARK, SECTION 4, according to the Plat thereof, recorded in Plat Book 59, Page 33, of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

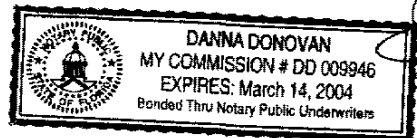

Print: Nicolas Gomez

Print: Kimona Gomez

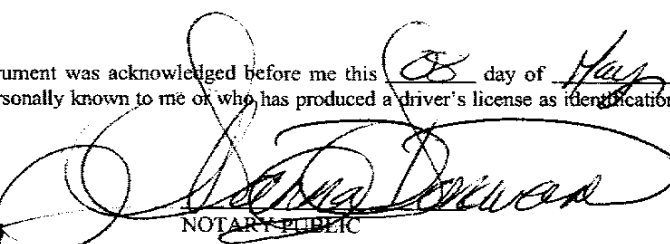

LILLIE B. PERRY, Grantor


STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 08 day of May, 2003 by LILLIE B. PERRY who is personally known to me or who has produced a driver's license as identification and who did take an oath.

My Commission Expires:




NOTARY PUBLIC

Name: _____

6

CONTINUOUS MARRIAGE AFFIDAVIT

STATE OF FLORIDA
COUNTY OF Broward SS:

BEFORE ME, the undersigned authority, personally appeared, **Robert Townsend & Margaret Townsend**, (hereinafter Affiants), who, after being first duly sworn, deposes and states that Affiants make these representations based on Affiants knowledge and belief and state that:

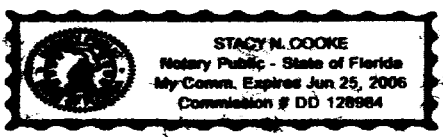
1. That Affiants, **Robert Townsend & Margaret Townsend**, are the owners of the following described property:

Lot 16, Block 9, WESTWOOD PARK SECTION 4, according to the Plat thereof, as recorded in Plat Book 59, Page 33, of the Public Records of Broward County, Florida.

2. That Affiants have been continuously and uninterruptedly married to each other from a time prior to their acquisition of the above referenced property up to and including the date hereof.

3. That Affiants further state that Affiants are familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature. Affiants further certify that Affiants have read the full facts of the Affidavit and understand its content.

Executed this 28 day of May, 2004.



Robert Townsend
Printed Name: Robert Townsend
Affiant
Margaret Townsend
Printed Name: MARGARET TOWNSEND
Affiant

The foregoing instrument was acknowledged before me this 28 day of May, 2004, by Robert Townsend, who are personally known to me or who have produced FLORIDA ID as identification and who did take an oath.

Stacy Cooke
Printed Name: STACY COOKE
Notary Public State of Florida
My Commission Expires:

This Instrument Prepared By:
David W. Leskar, Esquire
Shepard & Leskar, P.A.
100 NW 70th Avenue
1st Floor
Plantation, Florida 33317
BA# 513832

(Seal)

Recording requested by: <u>Melvin L. Hill</u>	Space above reserved for use by Recorder's Office
When recorded, mail to:	Document prepared by:
Name: <u>Melvin L. Hill</u>	Name <u>Margaret Townsend</u>
Address: <u>3481 NW 17th St.</u>	Address <u>4855 NE 64th Ave.</u>
City/State/Zip: <u>FT Lauderdale, FL 33311</u>	City/State/Zip <u>Silver Springs, FL 34488</u>
Property Tax Parcel/Account Number: <u># 4942 31 08 0590</u>	

Quitclaim Deed

This Quitclaim Deed is made on March 18, between Margaret Townsend, Grantor, of 4855 NE 64th Ave., City of Silver Springs, State of FL, and Melvin L. Hill, Grantee, of 3481 NW 17th St., City of FT Lauderdale, State of FL.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 3481 NW 17th St., City of FT Lauderdale, State of FL:

LOT 16 in Block 9 of WestWood Park Section 4
According to the Plat thereof, recorded in
Plat Book 59, Page 33, of the Public Records of Broward County, Fla

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: March 18

Margaret Townsend
Signature of Grantor

Margaret Townsend
Name of Grantor

Alvin N. Olige
Signature of Witness #1

ALVIN N. OLIGE
Printed Name of Witness #1

Barbara Holland
Signature of Witness #2

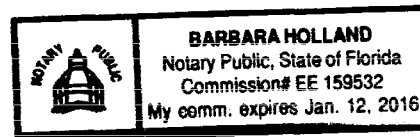
Barbara Holland
Printed Name of Witness #2

State of FL County of Marion

On March 18, 2014, the Grantor, Margaret Townsend,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Barbara Holland
Notary Signature



Notary Public,

In and for the County of Marion State of Florida

My commission expires: January 12, 2016 Seal

Send all tax statements to Grantee.

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

DATE: September 4th, 2018
PROPERTY ID # 494231-08-0590 (TD # 41102)

WARNING

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

HILL, MELVIN L
3481 NW 17 ST
LAUDERHILL, FL 33311-4201

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3481 NW 17 STREET, LAUDERHILL, FL 33311-4201 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\$8,839.43
- Or
- * Estimated Amount due if paid by October 16, 2018\$8,946.23

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 # 494231-08-0590 (TD # 41102)

WARNING

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

LILLIE B. PERRY
3481 NW 17TH STREET
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3481 NW 17 STREET, LAUDERHILL, FL 33311-4201 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\$8,839.43
- Or
- * Estimated Amount due if paid by October 16, 2018\$8,946.23

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 # 494231-08-0590 (TD # 41102)

WARNING

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

CITIBANK, N.A.
7930 NW 110TH STREET
KANSAS CITY, MO 64153

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3481 NW 17 STREET, LAUDERHILL, FL 33311-4201 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\$8,839.43
- Or
- * Estimated Amount due if paid by October 16, 2018\$8,946.23

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 # 494231-08-0590 (TD # 41102)

WARNING

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

TLGFY, LLC, CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 54347
NEW ORLEANS, LA 70154-4347

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3481 NW 17 STREET, LAUDERHILL, FL 33311-4201 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\$8,839.43
- Or
- * Estimated Amount due if paid by October 16, 2018\$8,946.23

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

DATE: September 4th, 2018
PROPERTY ID # 494231-08-0590 (TD # 41102)

WARNING

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

CABRAL, CHARLOTTE E H/E
CABRAL, STEVE N
3480 NW 17 CT
LAUDERHILL, FL 33311-4206

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3481 NW 17 STREET, LAUDERHILL, FL 33311-4201 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\$8,839.43
- Or
- * Estimated Amount due if paid by October 16, 2018\$8,946.23

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 # 494231-08-0590 (TD # 41102)

WARNING

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

CITIBANK, N.A.
C/O BRIAN MICHAEL BOCHENECK
RUBIN & DEBSKI, P.A.
P.O. BOX 47718
JACKSONVILLE, FL 32247

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3481 NW 17 STREET, LAUDERHILL, FL 33311-4201 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\$8,839.43
- Or
- * Estimated Amount due if paid by October 16, 2018\$8,946.23

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 # 494231-08-0590 (TD # 41102)

WARNING

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

CITIBANK, N.A.
C/O BRIAN MICHAEL BOCHENECK
RUBIN & DEBSKI, P.A.
625 H ST NE APT 351
WASHINGTON, DC 20002

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3481 NW 17 STREET, LAUDERHILL, FL 33311-4201 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\$8,839.43
- Or
- * Estimated Amount due if paid by October 16, 2018\$8,946.23

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 # 494231-08-0590 (TD # 41102)

WARNING

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

CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3481 NW 17 STREET, LAUDERHILL, FL 33311-4201 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\$8,839.43
- Or
- * Estimated Amount due if paid by October 16, 2018\$8,946.23

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 # 494231-08-0590 (TD # 41102)

WARNING

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

HONK KONG US INVEST LLC
805 N ANDREWS AVE
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3481 NW 17 STREET, LAUDERHILL, FL 33311-4201 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\$8,839.43
- Or
- * Estimated Amount due if paid by October 16, 2018\$8,946.23

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

DATE: September 4th, 2018
PROPERTY ID # 494231-08-0590 (TD # 41102)

WARNING

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

WILLINGHAM, JOHN W JR & VICKY H/E
WILLINGHAM, SHANEKA R
3501 NW 17 ST
LAUDERHILL, FL 33311-4243

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3481 NW 17 STREET, LAUDERHILL, FL 33311-4201 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\$8,839.43
- Or
- * Estimated Amount due if paid by October 16, 2018\$8,946.23

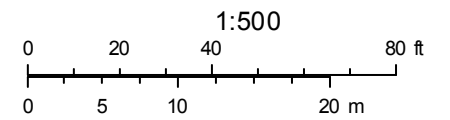
THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 17, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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



July 9, 2018



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

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

OFFICIAL USE

7018 0040 0000 6298 2432

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 Postage and Fees
\$ _____

Sent To
Street and Apt. No.
City, State, ZIP+4

TD 41102 OCTOBER 2018 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

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

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

OFFICIAL USE

9542 9628 0000 0400 9102
7018 0048 0000 0400 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 Postage and Fees	
\$	

Sent To	
Street and Apt. No.	
City, State, ZIP+4	

TD 41102 OCTOBER 2018 WARNING
LILLIE B. PERRY
3481 NW 17TH STREET
FORT LAUDERDALE, FL 33311

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

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

OFFICIAL USE

7018 0040 0000 6298 2462 9942 9629 0000 0400 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 Postage and
\$ _____

Sent To
Street and Apt. No.
City, State, ZIP+4

TD 41102 OCTOBER 2018 WARNING
CITIBANK, N.A.
7930 NW 110TH STREET
KANSAS CITY, MO 64153

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
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

TD 41102 OCTOBER 2018 WARNING

CITIBANK, N.A.
C/O BRIAN MICHAEL BOCHENECK
RUBIN & DEBSKI, P.A.
P.O. BOX 47718
JACKSONVILLE, FL 32247

7016 0040 0000 6298 2470

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

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

OFFICIAL USE

7018 0040 0000 6298 2482

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 Postage and	
\$	

TD 41102 OCTOBER 2018 WARNING

CITIBANK, N.A.
C/O BRIAN MICHAEL BOCHENECK
RUBIN & DEBSKI, P.A.
625 H ST NE APT 351
WASHINGTON, DC 20002

Sent To
Street and Apt. No.
City, State, ZIP+4®

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

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

OFFICIAL USE

7018 0040 0000 6298 2494

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 Postage and
\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 41102 OCTOBER 2018 WARNING
CABRAL, CHARLOTTE E H/E
CABRAL, STEVE N
3480 NW 17 CT
LAUDERHILL, FL 33311-4206

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

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

OFFICIAL USE

7018 0040 0000 6297 5045

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
\$ _____
Total Postage and Fees \$ _____

Sent To
Street and Apt. No. _____
City, State, ZIP+4 _____

TD 41102 OCTOBER 2018 WARNING
WILLINGHAM, JOHN W JR & VICKY H/E
WILLINGHAM, SHANEKA R
3501 NW 17 ST
LAUDERHILL, FL 33311-4243

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
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

TD 41102 OCTOBER 2018 WARNING
TLGFY, LLC, CAPITAL ONE, N.A., AS
COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 54347
NEW ORLEANS, LA 70154-4347

7018 0040 0000 6297 5052

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 41102 OCTOBER 2018 WARNING
 WILLINGHAM, JOHN W JR & VICKY H/E
 WILLINGHAM, SHANEKA R
 3501 NW 17 ST
 LAUDERHILL, FL 33311-4243



9590 9402 2806 7069 5750 72

2.

7018 0040 0000 6297 5045

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

John Willingham

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

9/10/18

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
- Signature Confirmation™ Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation 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 41102 OCTOBER 2018 WARNING

CITY OF LAUDERHILL
 ATTN: ANA SANCHEZ
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313



9590 9402 3021 7124 9734 41

2. 7018 0040 0000 6298 2432

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

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

Registered 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 41102 OCTOBER 2018 WARNING
 CABRAL, CHARLOTTE E H/E
 CABRAL, STEVE N
 3480 NW 17 CT
 LAUDERHILL, FL 33311-4206



9590 9402 2806 7069 5750 58

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/18

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

- Yes
- No

3. Service Type

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

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 41102 OCTOBER 2018 WARNING

CITIBANK, N.A.
 C/O BRIAN MICHAEL BOCHENECK
 RUBIN & DEBSKI, P.A.
 P.O. BOX 47718
 JACKSONVILLE, FL 32247



9590 9402 3447 7275 4447 33

2. 7018 0040 0000 6298 2470

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Rashad* Agent
 Addressee

B. Received by (Printed Name)

Rashad

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

(over \$500)

Domestic Return Receipt

COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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 41102 OCTOBER 2018 WARNING
TLGFY, LLC, CAPITAL ONE, N.A., AS
COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 54347
NEW ORLEANS, LA 70154-4347



9590 9402 2806 7069 5750 89

2.

7018 0040 0000 6297 5052

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

9/12/18

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

3. Service Type

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

(over \$500)