



**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**  
**Phone: (412) 391-5555 Fax: (412) 391-7608**  
**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**  
  
**[www.GrantStreet.com](http://www.GrantStreet.com)**

## **UPDATE REPORT**

**UPDATE ORDER DATE:** 10/23/2018

**REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO** 10/22/2018

**CERTIFICATE #** 2014-9271

**ACCOUNT #** 494136AF0110

**ALTERNATE KEY #** 280603

**TAX DEED APPLICATION #** 41194

**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:**

Unit 204, of LAKE PARK GARDENS 7 CONDOMINIUM, a Condominium, together with an undivided interest in the common areas, according to the Declaration of Condominium thereof recorded at Official Book 4000, page 113, of the Public Records of Broward County, Florida, and as subsequently amended.

**PROPERTY ADDRESS:** 4740 NW 10 COURT #204, PLANTATION FL 33313-6588

### **OWNER OF RECORD ON CURRENT TAX ROLL:**

DOROTHY DAVIS-MCKENZIE

ROWENA GORDON

4200 NW 49TH AVENUE

LAUDERDALE LAKES, FL 33319 (Matches Property Appraiser records.)

### **APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

DOROTHY DAVIS-MCKENZIE AND ROWENA GORDON

4740 N.W. 10TH COURT, #204

PLANTATION, FL 33313 (Per Deed)

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

### **MORTGAGE HOLDER OF RECORD:**

No new documents found.

### **LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

No new documents found.

**UPDATE REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 36 AF 0110

**CURRENT ASSESSED VALUE:** \$42,560

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

No new documents found.

\*\*Update search found no new recorded documents.

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

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

**Christina Young**

Title Examiner



**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	4740 NW 10 COURT #204, PLANTATION FL 33313-6588	<b>ID #</b>	4941 36 AF 0110
<b>Property Owner</b>	DAVIS-MCKENZIE,DOROTHY GORDON,ROWENA	<b>Millage</b>	2212
<b>Mailing Address</b>	4200 NW 49TH AVENUE LAUDERDALE LAKES FL 33319	<b>Use</b>	04
<b>Abbr Legal Description</b>	LAKE PARK GARDENS #7 INC CONDO UNIT 204		

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
2019	\$5,300	\$47,680	\$52,980	\$51,490	
2018	\$5,300	\$47,680	\$52,980	\$46,810	
2017	\$4,260	\$38,300	\$42,560	\$42,560	\$903.55

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$52,980	\$52,980	\$52,980	\$52,980
Portability	0	0	0	0
Assessed/SOH	\$51,490	\$52,980	\$51,490	\$51,490
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$51,490	\$52,980	\$51,490	\$51,490

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/12/2009	QCD-D	\$45,500	46045 / 1608			
3/12/2009	QCD-T	\$100	46045 / 979			
5/9/2007	WD-Q	\$110,000	44105 / 625			
8/7/1998	WD	\$28,000	28776 / 426			
3/27/1998	CET	\$100	27958 / 369			
				Adj. Bldg. S.F.		907
				Units/Beds/Baths		1/2/1
				Eff./Act. Year Built: 1970/1969		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
						PL		
						1		

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 06/04/2018

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 06/03/2018

**CERTIFICATE #** 2014-9271

**ACCOUNT #** 494136AF0110

**ALTERNATE KEY #** 280603

**TAX DEED APPLICATION #** 41194

**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:

Unit 204, of LAKE PARK GARDENS 7 CONDOMINIUM, a Condominium, together with an undivided interest in the common areas, according to the Declaration of Condominium thereof recorded at Official Book 4000, page 113, of the Public Records of Broward County, Florida, and as subsequently amended.

**PROPERTY ADDRESS:** 4740 NW 10 COURT #204, PLANTATION FL 33313-6588

### OWNER OF RECORD ON CURRENT TAX ROLL:

DOROTHY DAVIS-MCKENZIE

ROWENA GORDON

4200 NW 49TH AVENUE

LAUDERDALE LAKES, FL 33319 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

DOROTHY DAVIS-MCKENZIE

OR: 46045, Page: 1608

AND ROWENA GORDON

4740 N.W. 10TH COURT, #204

PLANTATION, FL 33313 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

IDE TECHNOLOGIES, INC.

3100 N. 29 COURT

HOLLYWOOD, FL 33020 (Tax Deed Applicant)

LAKE PARK GARDENS #7, INC., A CONDOMINIUM

4740 NW 10 COURT

PLANTATION, FL 33313 (Per Sunbiz. Declaration recorded in 4000-113.)

NANCY KLEINER, REGISTERED AGENT

O/B/O LARK PARK GARDENS #7, INC., A CONDOMINIUM

4740 NW 10 COURT #306

PLANTATION, FL 33313 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 36 AF 0110

**CURRENT ASSESSED VALUE:** \$42,560

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Certificate of Title	OR: 27958, Page: 369
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Warranty Deed	OR: 28776, Page: 426
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Warranty Deed	OR: 44105, Page: 625
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Quit Claim Deed	OR: 46045, Page: 979
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**Christina Young**

Title Examiner





**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	<b>4740 NW 10 COURT #204, PLANTATION FL 33313-6588</b>	<b>ID #</b>	4941 36 AF 0110
<b>Property Owner</b>	DAVIS-MCKENZIE,DOROTHY GORDON,ROWENA	<b>Millage</b>	2212
<b>Mailing Address</b>	4200 NW 49TH AVENUE LAUDERDALE LAKES FL 33319	<b>Use</b>	04
<b>Abbr Legal Description</b>	LAKE PARK GARDENS #7 INC CONDO UNIT 204		

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					
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2018	\$5,300	\$47,680	\$52,980	\$46,810	
2017	\$4,260	\$38,300	\$42,560	\$42,560	\$903.55
2016	\$3,100	\$27,930	\$31,030	\$18,950	\$30.00

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$52,980	\$52,980	\$52,980	\$52,980
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$46,810	\$52,980	\$46,810	\$46,810
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$46,810	\$52,980	\$46,810	\$46,810

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/12/2009	QCD-D	\$45,500	46045 / 1608			
3/12/2009	QCD-T	\$100	46045 / 979			
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8/7/1998	WD	\$28,000	28776 / 426			
3/27/1998	CET	\$100	27958 / 369			
				<b>Adj. Bldg. S.F.</b>		907
				<b>Units/Beds/Baths</b>		1/2/1
				<b>Eff./Act. Year Built: 1970/1969</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
						PL		
						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #41194

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of December 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:

DOROTHY DAVIS-MCKENZIE 4740 N.W. 10TH COURT, #204 PLANTATION, FL 33313	LAKE PARK GARDENS #7, INC., A CONDOMINIUM 4740 NW 10 COURT PLANTATION, FL 33313	NANCY KLEINER, REGISTERED AGENT O/B/O LARK PARK GARDENS #7,. INC., A CONDOMINIUM 4740 NW 10 COURT #306 PLANTATION, FL 33313	CITY OF PLANTATION ATTN ANNA C OTINIANO FINANCE DIRECTOR 400 NW 73 AVE PLANTATION, FL 33317
DAVIS-MCKENZIE,DOROTHY 4200 NW 49 AVE LAUDERDALE LAKES, FL 33319	DOROTHY DAVIS-MCKENZIE 287 BUNNELL ST 2ND FL BRIDGEPORT, CT 06607	GORDON,ROWENA 4740 NW 10 CT #204 PLANTATION, FL 33313-6588	GORDON,ROWENA 4200 NW 49 AVE LAUDERDALE LAKES, FL 33319
ROWENA GORDON 3990 NW 42 AVE #307 LAUDERDALE LAKES, FL 33319	ROWENA GORDON 4740 NW 10 CT PLANTATION, FL 33313		

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 3rd day of December 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 41194

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: 494136-AF-0110  
Certificate Number: 9271  
Date of Issuance: 06/01/2015  
Certificate Holder: IDE TECHNOLOGIES, INC  
Description of Property: LAKE PARK GARDENS #7 INC CONDO  
UNIT 204

A CONDOMINIUM, ACCORDING TO THE DECLARATION OF  
CONDIMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK  
4000, PAGE 113, AND ALL EXHIBITS AND AMENDMENTS THEREOF,  
PUBLIC RECORDS OF BROWARD COUNTY, FL.

Name in which assessed: DAVIS-MCKENZIE,DOROTHY GORDON,ROWENA  
Legal Titleholders: DAVIS-MCKENZIE,DOROTHY  
GORDON,ROWENA  
4200 NW 49TH AVENUE  
LAUDERDALE LAKES, FL 33319

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 16th day of January , 2019. 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 December , 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: 12/13/2018, 12/20/2018, 12/27/2018 & 01/03/2019  
Minimum Bid: 2460.80

# 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 BARBARA JEAN COOPER, 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

41194  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 9271

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

12/13/2018 12/20/2018 12/27/2018 01/03/2019

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.

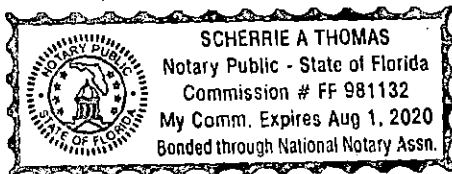
*Barbara Jean Cooper*

Sworn to and subscribed before me this  
3 day of JANUARY, A.D. 2019

*Scherrie A Thomas*

(SEAL)

BARBARA JEAN COOPER personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 41194

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: 494136-AF-0110

Certificate Number: 9271

Date of Issuance: 06/01/2015

Certificate Holder:

IDE TECHNOLOGIES, INC

Description of Property:

LAKE PARK GARDENS #7 INC  
CONDO  
UNIT 204

A CONDOMINIUM, ACCORD-  
ING TO THE DECLARATION OF  
CONDOMINIUM THEREOF, AS  
RECORDED IN OFFICIAL RECORDS  
BOOK 4000, PAGE 113, AND ALL  
EXHIBITS AND AMENDMENTS  
THEREOF, PUBLIC RECORDS  
OF BROWARD COUNTY, FL.

Name in which assessed:

DAVIS-MCKENZIE, DOROTHY  
GORDON, ROWENA

Legal Titleholders:

DAVIS-MCKENZIE, DOROTHY  
GORDON, ROWENA

4200 NW 49TH AVENUE  
LAUDERDALE LAKES, FL 33319

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 16th  
day of January, 2019. Pre-bidding shall  
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broward.deedauktion.net

\*Pre-registration is required to bid.  
Dated this 13th day of December,  
2018.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

SEE ATTACHED

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: 2460.80  
401-314  
12/13-20-27 1/3 18-18/00003603978



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

## Detail by Entity Name

Florida Not For Profit Corporation

LAKE PARK GARDENS #7, INC., A CONDOMINIUM

### Filing Information

<b>Document Number</b>	716830
<b>FEI/EIN Number</b>	59-1317849
<b>Date Filed</b>	07/02/1969
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	04/13/2004

### Principal Address

4740 NW 10 COURT  
PLANTATION, FL 33313

Changed: 04/10/2009

### Mailing Address

4740 NW 10 COURT  
PLANTATION, FL 33313

Changed: 04/10/2009

### Registered Agent Name & Address

KLEINER, NANCY  
4740 NW 10 COURT #306  
PLANTATION, FL 33313

Name Changed: 02/27/2007

Address Changed: 02/27/2007

### Officer/Director Detail

#### **Name & Address**

Title P

KLEINER, NANCY  
4740 NW 10TH CT, #306  
PLANTATION, FL 33313

Title VP

BOOSE, JO ANN  
4740 NW 10 COURT #302  
PLANTATION, FL 33313

Title TD

CLAIR, DARRELL  
4740 NW 10TH COURT 214  
PLANTATION, FL 33313

Title SD

GRANT, DAREN  
4740 NW 10 COURT #206  
PLANTATION, FL 33313

Title D

BEDESSIE, LAWRENCE  
4740 NW 10 COURT #118  
PLANTATION, FL 33313

**Annual Reports**

Report Year	Filed Date
2016	02/09/2016
2017	02/09/2017
2018	03/12/2018

**Document Images**

<a href="#">03/12/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2004 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/05/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">02/04/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/14/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Barry S. Bendetowies, Esq.**

Barry S. Bendetowies, P.A.

2825 N. University Drive, Suite 110A

Coral Springs, FL 33065

Property Appraisers Parcel Identification (Folio) Numbers:

**19136-AF-01100**

\_\_\_\_\_  
Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 9th day of May, 2007 by **ROWENA GORDON**, a single woman, whose post office address is **3990 NW 42nd Ave. #307, Lauderdale Lakes, FL 33319**, herein called the Grantor, to **DOROTHY DAVIS-MCKENZIE**, a single woman, whose post office address is **4740 NW 10th Court #204, Plantation, FL 33313**, 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)*

**W I T N E S S E T H:** That the grantor, 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, to wit:

**Apartment No. 204 of LAKE PARK GARDENS 7 CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4000, at Page 113, of the Public Records of Broward County, Florida, and any amendments thereto.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2007 and thereafter.**

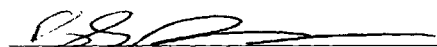
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

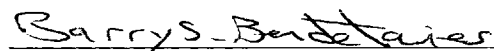
**TO HAVE AND TO HOLD**, the same in fee simple forever.

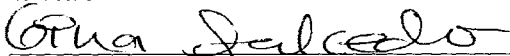
**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.


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


Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness #1 Signature

  
\_\_\_\_\_  
Witness #1 Printed Name

  
\_\_\_\_\_  
Witness #2 Signature

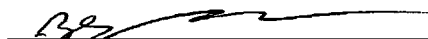
  
\_\_\_\_\_  
Witness #2 Printed Name

  
\_\_\_\_\_  
ROWENA GORDON

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 9th day of May, 2007 by ROWENA GORDON, who is personally known to me or has produced FDL as identification.

**SEAL**

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Notary Name

My Commission Expires:



**LAKE PARK GARDENS #7  
4740 NW 10 CT  
PLANTATION, FL 33313**

**CERTIFICATE OF APPROVAL**

This is to certify that Dorothy Davis-McKenzie has been approved by Lake Park Gardens #7 as owner of the following described real property in Broward County, FL:

4740 W 10 Ct #204  
Plantation, FL 33313

This approval has been given pursuant to the provisions of the Declaration of Covenants and Restrictions of such Association.

Dated: This 7th day of May 2007

Lake Park Gardens #7 Condo Assoc, Inc.

By Nancy Kleiner  
President

Above Space Reserved for Recording  
[if required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

## Quitclaim Deed

Date of this Document: MARCH 12, 2009

Reference Number of Any Related Documents: \_\_\_\_\_

Grantor

Name

Street Address

City/State/Zip

DOROTHY DAVIS-PICKENZIE  
4740 N.W. 10th Ct #204  
PLANTATION FL 33313

Grantee:

Name

Street Address

City/State/Zip

ROSENA GORDON  
4740 N.W. 10th Ct #204  
PLANTATION FL 33313

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): LAKE PARK GARDENS Apt 204 CONDOMINIUM 7

Assessor's Property Tax Parcel/Account Number(s): 19136-AF-01100

THIS QUITCLAIM DEED, executed this 12th day of MARCH, 2009, by first party, Grantor, DOROTHY DAVIS-PICKENZIE & ROSENA GORDON whose mailing address is 4740 N.W. 10th Ct Apt 204 PLANTATION FL 33313, to second party, Grantee, ROSENA GORDON, whose mailing address is 4740 N.W. 10th Ct Apt 204 PLANTATION FL 33313.

WITNESSETH that the said first party, for good consideration and for the sum of TEN Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Broward State of Florida  
 to wit: From Dorothy Davis-McKenzie AND ROSEMARY GREEN  
TO DOROTHY DAVIS-MCKENZIE & ROSEMARY GREEN AS joint  
TENANT WITH RIGHTS OF SURVIVORSHIP

**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness  
 Print Name of Witness

Sylvia J. [Signature]  
Sylvia J. [Signature]

Signature of Witness  
 Print Name of Witness

Yvonne Lewis  
Yvonne Lewis

Signature of Grantor  
 Print Name of Grantor

D. Davis-McK  
DOROTHY DAVIS-MCKENZIE

State of Florida  
 County of Broward

On March 12, 2009, before me, José R. Ardila,  
 appeared Dorothy V. Davis McKenzie, personally known to me (or proved  
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within  
 instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
 and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
 person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
 Signature of Notary

Affiant Known X Produced ID  
 Type of ID Florida Identification Card  
 (Seal)

NOTARY PUBLIC-STATE OF FLORIDA  
 Jose R. Ardila  
 Commission #DD848356  
 Expires: DEC. 30, 2012  
 BONDED THRU ATLANTIC BONDING CO., INC.

Prepared by and Return to:  
Dorothy Davis-McKenzie  
4740 N.W. 10<sup>th</sup> Court. #204  
Plantation, Florida 33313

Property ID: 4941 36 AF 0110

## QUITCLAIM DEED

**THIS QUITCLAIM DEED**, Executed this 12<sup>th</sup> day of March, 2009, by **DOROTHY DAVIS-McKENZIE**, a married woman, whose post office address is 4740 N.W. 10<sup>th</sup> Court, #204, Plantation, Florida, Florida 33313, the GRANTOR, to **DOROTHY DAVIS-McKENZIE**, a married woman, and **ROWENA GORDON**, a single woman, (hereinafter called the GRANTEES), whose post office address is 4740 N.W. 10<sup>th</sup> Court, #204, Plantation, Florida, Florida 33313, **as joint tenants with right of survivorship**.

**WITNESSETH**, that the GRANTOR for love and affection and other good consideration does hereby remise, release and quitclaim unto GRANTEES and GRANTEES's heirs and assigns forever, all the right, title, interest and claim which GRANTOR has in the following described parcel of land, and improvements and appurtenances thereto in the County of Broward, State of Florida to wit:

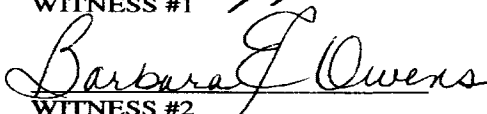
Unit 204, of LAKE PARK GARDENS 7 CONDOMINIUM, a Condominium, together with an undivided interest in the common areas, according to the Declaration of Condominium thereof recorded at Official Book 4000, page 113, of the Public Records of Broward County, Florida, and as subsequently amended.

**IN WITNESS WHEREOF**, GRANTOR has signed and sealed these presents on the day and year first above written.

Signed, sealed and delivered in the presence of:



WITNESS #1

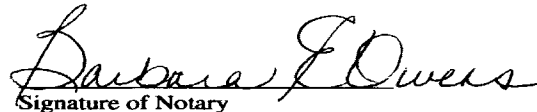
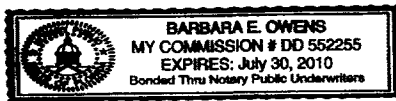


WITNESS #2

  
GRANTOR DOROTHY DAVIS-McKENZIE

State of Florida                   )  
County of Broward            )

On this 12<sup>th</sup> day of March, 2009, appeared GRANTORS, DOROTHY DAVIS-McKENZIE, [ ] personally known to me or who [ ] provided identification of Fla. Drivers License to be the person(s) whose name(s) is/are subscribed to within this quitclaim deed and acknowledged to me that s/he executed the same by his/her signature(s) on this quitclaim deed.

  
Signature of Notary

98-186867 TH006  
03-31-98 11:23AM

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA \$ 0.70  
CIVIL ACTION

FIRST UNION NATIONAL BANK F/K/A  
FIRST UNION NATIONAL BANK OF  
NORTH CAROLINA SUCCESSOR BY  
MERGER TO FIRST UNION NATIONAL  
BANK OF FLORIDA,  
Plaintiff,

DOCU. STAMPS-DEED  
RECVD. BROWARD CNTY  
COUNTY ADMIN.

vs.

CASE NO. CACE97-17573  
DIVISION 02

NOELLE A. P. BELL A/K/A NOELLE  
A. PATRICIA BELL, et al,  
Defendant(s).

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he  
executed and filed a Certificate of Sale in this action on \_\_\_\_\_  
MARCH 16, \_\_\_\_\_, 1998, for the property described  
herein and that no objections to the sale have been filed within  
the time allowed for filing objections.

The following property in BROWARD County, Florida:

UNIT 204, ALSO KNOWN AS APARTMENT 204, IN  
THAT CONDOMINIUM DESIGNATED AS LAKE PARK  
GARDENS #7, INC., A CONDOMINIUM, ACCORDING TO  
THE DECLARATION OF CONDOMINIUM THEREOF, AS  
RECORDED IN OFFICIAL RECORDS BOOK 4000, PAGE  
113, OF THE PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA.

was sold to: FIRST UNION NATIONAL BANK F/K/A FIRST UNION  
NATIONAL BANK OF NORTH CAROLINA SUCCESSOR BY MERGER TO FIRST  
UNION NATIONAL BANK OF FLORIDA, whose address is: \_\_\_\_\_

1100 Corporate Center Drive Raleigh, NC 27607

WITNESS my hand and seal of the Court on MARCH 27,  
1998, as Clerk of the Circuit Court.

(SEAL)

Robert E Lockwood  
Clerk of the Circuit Court  
By: Edna J. Gentry  
Deputy Clerk

Copies furnished to:  
Echevarria, McCalla, Raymer, Barrett & Frappier  
All parties on the attached service list  
F97115315 CONV

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

8K27958PG0369

①

98-499729 T#001  
08-21-98 12:15PM

This Instrument prepared by:  
JAMES D. RUDD, ESQ.  
JOHN GALT TITLE INSURANCE AGENCY  
3511 NE 22nd Avenue, Suite 100  
Fort Lauderdale, Florida 33308  
wlc

\$ 196.00  
DOCU. STAMPS-DEED  
RECVD. BROWARD CNTY  
COUNTY ADMIN.

### SPECIAL WARRANTY DEED

This Indenture, made this 7 day of August, 1998, Between FIRST UNION NATIONAL BANK F/K/A FIRST UNION NATIONAL BANK OF NORTH CAROLINA, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK OF FLORIDA, whose post office address is: c/o Kelly Crowder, First Union Mortgage Corporation 1100 Corporate Center Drive, Building B, 3rd Floor, Raleigh, NC 27607, grantor \*, and Rowena Gordon, a Single woman, whose post office address is: 4748 NW 16th Ct., Plantation, FL 33333 grantee \*,

Witnesseth: That said grantor, for and in consideration of the sum of TEN AND 00/100----- (\$10.00)----- and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Apartment No. 204 of LAKE PARK GARDENS 7 CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4000, at Page 113, of the Public Records of Broward County, Florida.

### PARCEL IDENTIFICATION #9136-AF-0110

Together, with all improvements thereon and appurtenances thereunto belonging.

To Have and to Hold, the property unto Grantee, Grantee's successors and assigns forever.

And the grantor hereby warrants the title to said land to be free and clear of all grants, claims, charges, taxes, judgments, mortgages, liens, restrictions, covenants, and other encumbrances created by, through, or under grantor.

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

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

Signed, sealed and delivered in our presence.

First Union National Bank f/k/a First Union  
National Bank of North Carolina, Successor By  
Merger to First Union National Bank of Florida

Kelly Crowder  
Witness: Kelly Crowder

David Ward  
By: David Ward, Assistant Vice President

Wendy Coll  
Witness: Wendy Coll

Attest:

Joanne K. Atkinson  
By: JOANNE K. ATKINSON

8K28776PG0426

(3) 28

STATE OF  
COUNTY OF

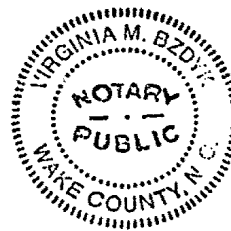
I Hereby Certify that on this day, before me, an officer duly authorized in the State and in the County aforesaid to take acknowledgments, personally appeared Davida Ward, Assistant Vice President and Sally Atkinson of First Union National Bank f/k/a/ First Union National Bank of North Carolina, Successor By Merger to First Union National Bank of Florida, who are known to me or who have produced Identification and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness: my hand and seal in the County and State aforesaid this 7th day of August, 1998.

Grantee Taxpayer ID #  
\_\_\_\_\_

Virginia M. Bzdek  
Notary Public

My Commission Expires September 19, 2000



BK28776P6C427



# LAKE PARK GARDENS

Building 7  
4740 Northwest 10th Court  
Plantation, Florida 33313

## AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF BROWARD

Be it known that Roseann Gordon herein known as Applicant(s) did appear before a screening committee of Lake Park Garden #7, Inc. on 7-27-98, at 7:30 p.m. for the purpose of inducing acceptance of an application for approval to purchase.

The above mentioned Applicants(s) has contracted to purchase the following real property from Wt. Union National Bank.

Condominium Unit No. 204, Lake Park Gardens #7, Inc., 4740 N.W. 10th Court, Plantation, Florida 33313, a Condominium, according to the Declaration of Condominium, recorded August 13, 1969, in Official Records Book 4000, at Page 113, of the Public Records of Broward County, Florida as amended.

Applicant(s) were informed and instructed of all provisions in the Declaration, By-Laws and the Rules and Regulation pertaining to restrictions as to occupation in the Condominium Association.

Approval of the application for purchase was given by the Screening Committee.

I the undersigned A. B. Fieldson, being a member of the Board of Directors, Lake Park Gardens #7, Inc. and also being present as a member of the Screening Committee, do attest to the above acceptance of application for approval of purchase.

Signed: A. B. Fieldson

Date: 8-2-98

Title: Secretary  
Lake Park Gardens #7, Inc.

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

BK28776PG0428

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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-AF-0110 (TD # 41194)**

# WARNING

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

DOROTHY DAVIS-MCKENZIE  
4740 N.W. 10TH COURT, #204  
PLANTATION, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4740 NW 10 COURT #204, PLANTATION, FL 33313 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 December 31, 2018 .....\$2,434.56
- Or
- \* Estimated Amount due if paid by January 15, 2019 .....\$2,460.80

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 16, 2019 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-AF-0110 (TD # 41194)**

# WARNING

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LAKE PARK GARDENS #7, INC., A CONDOMINIUM  
4740 NW 10 COURT  
PLANTATION, FL 33313

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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-AF-0110 (TD # 41194)**

# WARNING

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

NANCY KLEINER, REGISTERED AGENT  
O/B/O LARK PARK GARDENS #7 INC., A CONDOMINIUM  
4740 NW 10 COURT #306  
PLANTATION, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4740 NW 10 COURT #204, PLANTATION, FL 33313 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.

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**MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

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Or

\* Estimated Amount due if paid by January 15, 2019 .....\$2,460.80

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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-AF-0110 (TD # 41194)**

# WARNING

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

CITY OF PLANTATION  
ATTN ANNA C OTINIANO  
FINANCE DIRECTOR  
400 NW 73 AVE  
PLANTATION, FL 33317

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4740 NW 10 COURT #204, PLANTATION, FL 33313 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-AF-0110 (TD # 41194)**

# WARNING

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

DAVIS-MCKENZIE, DOROTHY  
4200 NW 49 AVE  
LAUDERDALE LAKES, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4740 NW 10 COURT #204, PLANTATION, FL 33313 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: December 3rd, 2018**

**PROPERTY ID # 494136-AF-0110 (TD # 41194)**

# WARNING

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

DOROTHY DAVIS-MCKENZIE  
287 BUNNELL ST 2ND FL  
BRIDGEPORT, CT 06607

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4740 NW 10 COURT #204, PLANTATION, FL 33313 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 December 31, 2018 .....\$2,434.56

Or

\* Estimated Amount due if paid by January 15, 2019 .....\$2,460.80

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 16, 2019 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-AF-0110 (TD # 41194)**

# WARNING

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

GORDON, ROWENA  
4740 NW 10 CT #204  
PLANTATION, FL 33313-6588

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4740 NW 10 COURT #204, PLANTATION, FL 33313 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-AF-0110 (TD # 41194)**

# WARNING

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GORDON, ROWENA  
4200 NW 49 AVE  
LAUDERDALE LAKES, FL 33319

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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-AF-0110 (TD # 41194)**

# WARNING

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

ROWENA GORDON  
3990 NW 42 AVE #307  
LAUDERDALE LAKES, FL 33319

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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-AF-0110 (TD # 41194)**

# WARNING

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ROWENA GORDON  
4740 NW 10 CT  
PLANTATION, FL 33313

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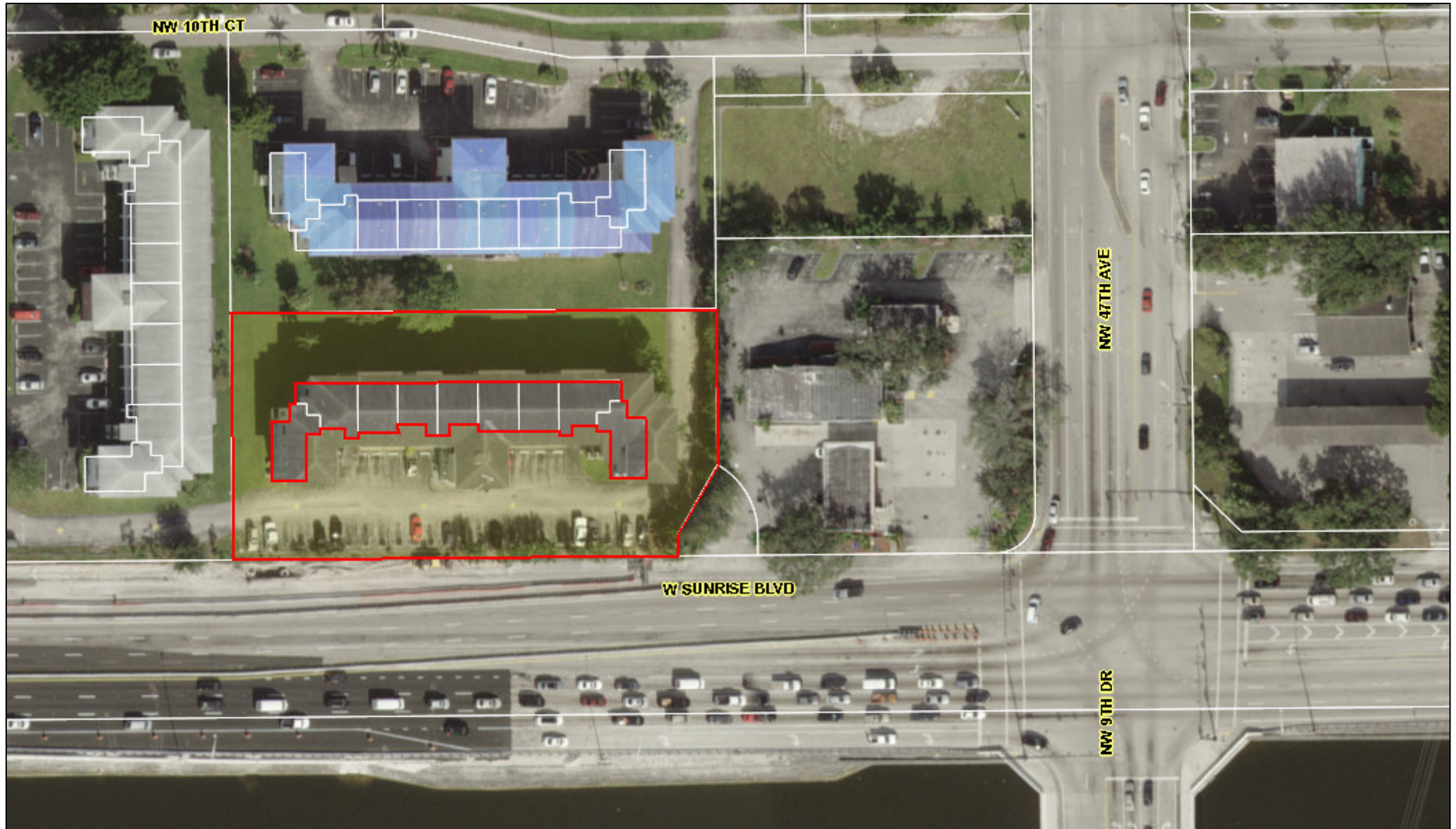
TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

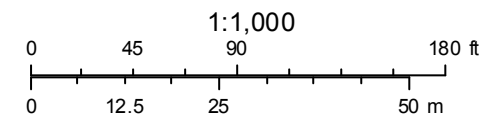
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

Property Id: 494136AF0110

\*\*Please see map disclaimer



November 1, 2018



5229 9E29 0000 0400 8102

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**OFFICIAL USE**

Certified Mail Fee

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

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

Postmark  
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Postage

\$

Total Postage

\$

Sent To

Street and A

City, State, Z

**TD 41194 JANUARY 2019 WARNING**

ROWENA GORDON

4740 NW 10 CT

PLANTATION, FL 33313

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

See Reverse for Instructions

7018 0040 0000 6236 6218

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

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

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Total Postage

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Sent To

Street and A

City, State, &

**TD 41194 JANUARY 2019 WARNING**

ROWENA GORDON

3990 NW 42 AVE #307

LAUDERDALE LAKES, FL 33319

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

See Reverse for Instructions

7018 0040 0000 6236 6171

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**OFFICIAL USE**

Certified Mail Fee

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

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

Postmark  
Here

Postage

\$

Total Postage

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Sent To

Street and Apt.

City, State, ZIP

**TD 41194 JANUARY 2019 WARNING**

DAVIS-MCKENZIE, DOROTHY

4200 NW 49 AVE

LAUDERDALE LAKES, FL 33319

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

See Reverse for Instructions

7018 0040 0000 6236 6164

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**OFFICIAL USE**

Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total Posts
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**TD 41194 JANUARY 2019 WARNING**

Sent To	CITY OF PLANTATION
Street and	ATTN ANNA C OTINIANO
	FINANCE DIRECTOR
	400 NW 73 AVE
City, State	PLANTATION, FL 33317

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

See Reverse for Instructions



7018 0040 0000 6236 6157

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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total Postage	
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<b>TD 41194 JANUARY 2019 WARNING</b>	
NANCY KLEINER, REGISTERED AGENT	
Sent To	O/B/O LARK PARK GARDENS #7,. INC., A CONDOMINIUM
Street and Apt	4740 NW 10 COURT #306
City, State, Z	PLANTATION, FL 33313

7018 0040 0000 6236 6140

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

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

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Sent To

Street or

City, State

**TD 41194 JANUARY 2019 WARNING**  
**LAKE PARK GARDENS #7, INC., A CONDOMINIUM**  
**4740 NW 10 COURT**  
**PLANTATION, FL 33313**

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

See Reverse for Instructions

7018 0040 0000 0400 9T02

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\$ _____	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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\$ \_\_\_\_\_  
Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

**TD 41194 JANUARY 2019 WARNING**

DOROTHY DAVIS-MCKENZIE  
4740 N.W. 10TH COURT, #204  
PLANTATION, FL 33313

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

See Reverse for Instructions

7018 0040 0000 6236 6201

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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total Postage	
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Sent To	
Street and A	
City, State, &	

**TD 41194 JANUARY 2019 WARNING**  
GORDON, ROWENA  
4200 NW 49 AVE  
LAUDERDALE LAKES, FL 33319

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**Certified Mail Fee**

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<b>Extra Services &amp; Fees (check box, add fee as appropriate)</b>	
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☐ Return Receipt (hardcopy)☐ Return Receipt (electronic)☐ Certified Mail Restricted Delivery☐ Adult Signature Required☐ Adult Signature Restricted Delivery \$

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Total Postage

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Sent To
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Street and A

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City, State, &amp;

PS Form 3800, April 2012 PSN 7530-02-000-9000

TD 41194 JANUARY 2019 WARNING

GORDON, ROWENA

4740 NW 10 CT #204

PLANTATION, FL 33313-6588

Postmark  
Here

9879 9E29 0000 0400 9T02

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>®</sup>.

**OFFICIAL USE**

Certified Mail Fee

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

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

Postmark  
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Postage

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Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

**TD 41194 JANUARY 2019 WARNING**

DOROTHY DAVIS-MCKENZIE  
287 BUNNELL ST 2ND FL  
BRIDGEPORT, CT 06607

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

See Reverse for Instructions

**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 41194 JANUARY 2019 WARNING**  
 DOROTHY DAVIS-MCKENZIE  
 207 BUNNELL ST 2ND FL  
 BRIDGEPORT, CT 06607



9590 9402 3236 7196 3234 89

**2. Article Number (Transfer from service label)**

7018 0040 0000 6236 6188

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

(X) *TJDA*

- ☐ Agent
- ☐ Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

12/15

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