



**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)**

## **PROPERTY INFORMATION REPORT**

**ORDER DATE:** 06/25/2018

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 06/24/2018

**CERTIFICATE #** 2015-3437

**ACCOUNT #** 484235190410

**ALTERNATE KEY #** 135881

**TAX DEED APPLICATION #** 41375

**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 7, Block 4 SHEWMAKE PARK, according to the plat thereof, as recorded in Plat Book 2, Page 52, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 425 NW 5 STREET, POMPANO BEACH FL 33060

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

STACY GORDON

5761 SW 40 CT

HOLLYWOOD, FL 33023 (Matches Property Appraiser records.)

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

STACY GORDON

OR: 49178, Page: 1862

5761 SW 40TH CT

HOLLYWOOD, FL 33023 (Per Tax Deed. Unable to locate a prior deed in the Official Records.)

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

None found.

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

CAPITAL ONE CLTRL ASSIGNEE OF FIG 2222, LLC

PO BOX 54418

NEW ORLEANS, LA 70154-4418 (Tax Deed Applicant)

CITY OF POMPANO BEACH

Instrument: 114009583

OFFICE OF THE SPECIAL MAGISTRATE

100 WEST ATLANTIC BLVD

POMPANO BEACH, FL 33060 (Per Lien)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4842 35 19 0410

**CURRENT ASSESSED VALUE:** \$74,150

**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:**

Affidavit with Death Certificate and Estate Tax

OR: 16817, Page: 231

(Affidavit refers to Deed 726-598 however; the book and/or page are incorrect  
and this is not our prior deed.)

Death Certificate

OR: 48886, Page: 985

**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.**

**Wendy Carter**

Title Examiner



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

CERTIFICATE OF MAILING NOTICES

Tax Deed #41375

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of October 2018, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

STACY GORDON 5761 SW 40TH CT HOLLYWOOD, FL 33023	CITY OF POMPANO BEACH OFFICE OF THE SPECIAL MAGISTRATE 100 WEST ATLANTIC BLVD POMPANO BEACH, FL 33060	CITY OF POMPANO BEACH 100 WEST ATLANTIC BLVD POMPANO BEACH, FL 33060	CITY OF POMPANO BEACH 100 W. ATLANTIC BLVD., SUITE 467 POMPANO BEACH, FL 33060
KEMAR WOODBINCE 5761 SW 40 CT HOLLYWOOD, FL 33023	STACY GORDON 425 NW 5TH ST POMPANO BEACH, FL 33060	STACY GORDON 2401 NW 41ST AVE APT 202 LAUDERHILL, FL 33313-3758	*COMMUNITY 8 PROPERTIES LLC 1800 W BROWARD BLVD FORT LAUDERDALE, FL 33312
*POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY 100 W ATLANTIC BLVD POMPANO BEACH, FL 33060	*TAYLOR, MAMIE J EST % ELIZABETH LAMAR 1220 SW 5 TER DEERFIELD BEACH, FL 33441		

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING & PROTECTION DIVISION GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT GCW – 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION; RIGHT OF WAY SECTION ONE N. UNIVERSITY DR., STE 300 B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER 2555 W. COPANS RD POMPANO BEACH, FL 33069	PUBLIC WORKS DEPT REAL PROPERTY GOVERNMENTAL CENTER, RM 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301	BROWARD COUNTY SHERIFF’S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)  
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of October 2018 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, & Treasury Division  
  
By \_\_\_\_\_  
Deputy Juliette M. Aikman

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 41375

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: 484235-19-0410  
Certificate Number: 3437  
Date of Issuance: 05/26/2016  
Certificate Holder: CAPITAL ONE CLTRL ASSIGNEE OF FIG 2222, LLC  
Description of Property: SHEWMAKE PARK 2-52 B  
LOT 7 BLK 4

Name in which assessed: GORDON,STACY  
Legal Titleholders: GORDON,STACY  
5761 SW 40 CT  
HOLLYWOOD, FL 33023

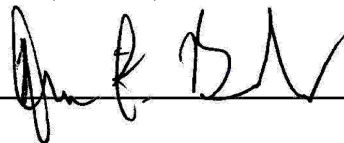
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 14th day of November, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 11th day of October, 2018.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By: 

Dana F. Buker  
Deputy

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

Publish: DAILY BUSINESS REVIEW  
Issues: 10/11/2018, 10/18/2018, 10/25/2018 & 11/01/2018  
Minimum Bid: 3836.98

## 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

41375

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 3437

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

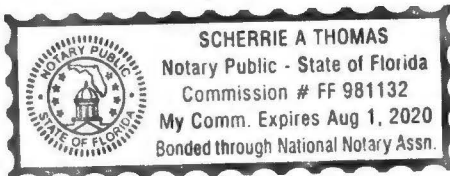
10/11/2018 10/18/2018 10/25/2018 11/01/2018

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
1 day of NOVEMBER, A.D. 2018

(SEAL)

GUERLINE WILLIAMS personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 41375

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: 484235-19-0410  
Certificate Number: 3437  
Date of Issuance: 05/26/2016

Certificate Holder:  
CAPITAL ONE CLTRL ASSIGNEE  
OF FIG 2222, LLC  
Description of Property:  
SHEWMAKE PARK 2-52 B  
LOT 7 BLK 4  
Name in which assessed:  
GORDON, STACY  
Legal Titleholders:  
GORDON, STACY  
5761 SW 40 CT  
HOLLYWOOD, FL 33023

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 14th day of November, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at: [broward.deedauktion.net](http://broward.deedauktion.net)

\*Pre-registration is required to bid.  
Dated this 11th day of October, 2018.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

By: Dana F. Buker  
Deputy

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

Minimum Bid: 3836.98  
401-314  
10/11-18-25 11/1 18-70/0000346336B



**BROWARD COUNTY SHERIFF'S OFFICE**  
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

**RETURN OF SERVICE**

Assignment: **14966** Service Sheet # **18-045718**  
**\*SERVE A.S.A.P. RETURN TO TAX NOTICE TRAY\***  
**BROWARD COUNTY, FL vs. GORDON, STACY** **TD 41375**  
PLAINTIFF VS. DEFENDANT CASE  
**TAX SALE NOTICE** **COUNTY/BROWARD** **11/14/2018**  
TYPE OF WRIT COURT HEARING DATE  
**GORDON, STACY** **425 NW 5 STREET**  
SERVE **POMPANO BEACH, FL 33060**

**14279**  
**BROWARD COUNTY REVENUE-DELINQ TAX SECTION**  
**115 S. ANDREWS AVENUE, ROOM A-100**  
**FT LAUDERDALE, FL 33301**

**JULIE AIKMAN, SUPV.**  
**9884** Attorney

Received this process on

Date **10/10/2018**

☒ Served

☐ Not Served — see comments

**10/12/18**

Date

at

Time **1114**

On **GORDON, STACY**, 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

1<sup>st</sup> attempt date/time: \_\_\_\_\_

2<sup>nd</sup> attempt date/time: \_\_\_\_\_

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

1<sup>st</sup> attempt date/time: \_\_\_\_\_

2<sup>nd</sup> attempt date/time: \_\_\_\_\_

☒ **OTHER RETURNS:** See comments

COMMENTS: **Ported**

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

SCOTT J. ISRAEL, SHERIFF  
BROWARD COUNTY, FLORIDA

BY **Carina L. [Signature]** D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484235-19-0410 (TD #41375)

RECEIVED SHERIFF  
2018 OCT 10 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 October 31, 2018 .....\$3,789.94

Or

\* Amount due if paid by November 13, 2018 .....\$3,836.98

\*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

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

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

GORDON, STACY  
425 NW 5 STREET  
POMPAÑO BEACH, FL 33060

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



**BROWARD COUNTY SHERIFF'S OFFICE**  
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

**RETURN OF SERVICE**

Assignment: **8105** **\*SERVE A.S.A.P.- RETURN TO TAX NOTICE TRAY\*** Service Sheet # **18-045719**  
**BROWARD COUNTY, FL vs. GORDON, STACY** **TD 41375**  
**TAX SALE NOTICE** VS. **COUNTY/BROWARD** DEPENDANT **CASE**  
TYPE OF WRIT **GORDON, STACY** COURT **11/14/2018** HEARING DATE  
SERVE **5781 SW 40 COURT**  
**HOLLYWOOD, FL 33023**

**14279**  
**BROWARD COUNTY REVENUE-DELINQ TAX SECTION**  
**115 S. ANDREWS AVENUE, ROOM A-100**  
**FT LAUDERDALE, FL 33301**

**JULIE AIKMAN, SUPV.**

**9884** Attorney

Received this process on

**10/10/2018**

Date

☒ Served

☐ Not Served - see comments

Date

Time

On **GORDON, STACY**, 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

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☐ 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

1<sup>st</sup> attempt date/time: \_\_\_\_\_

2<sup>nd</sup> attempt date/time: \_\_\_\_\_

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☐ **OTHER RETURNS:** See comments

COMMENTS: \_\_\_\_\_

**You can now check the status of your writ by visiting the Broward Sheriff's Office Website at [www.sheriff.org](http://www.sheriff.org) and clicking on the icon "Service Inquiry"**

**SCOTT J. ISRAEL, SHERIFF**  
**BROWARD COUNTY, FLORIDA**

BY: *[Signature]* D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484235-19-0410 (TD # 41375)

RECEIVED SHERIFF  
2018 OCT 10 AM 9:58  
BROWARD COUNTY, FLORIDA

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BROWARD COUNTY SHERIFF'S DEPT  
ATTN: CIVIL DIVISION  
FT LAUDERDALE, FL 33312

**ORIGINAL  
DOCUMENT**

## NOTE

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

GORDON, STACY  
5761 SW 40 CT  
HOLLYWOOD, FL 33023

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

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF BROWARD

89399176

Before me, the undersigned authority, personally appeared the Affiant who upon oath stated as follows:

1. This Affidavit relates to the following described property lying and being situate in BROWARD County, Florida:

Lot 7 Block 4 of SHEWMAKE PARK according to the Plat thereof, as recorded in Plat Book 2 at Page 52 in the Public Records of BROWARD county, Florida.

2. Said property was acquired by your Affiant and Affiant's spouse, INEZ ROBINSON as an estate by the entirety, by deed dated 3/2/51 and recorded OR 726 PG 598 in the Public Records of said County. Your Affiant and said spouse were married to each other prior to their acquisition of said property have remained married to each the other continuously thereafter until your Affiant's spouse death on [REDACTED]

3. A certified copy of Affiant's spouse's death certificate is attached hereto.

4. A Non-Taxable Certificate as to your Affiant's spouse's estate is attached hereto.

5. Affiant, Raymond Robinson, is not one and the same as the person(s) referred to in those certain instrument(s) recorded in OR Book/Page: 11952/194; 4447/125; 6939/560; 7223/856; 6459/764; 16520/617; 11032/839; 7689/378; 10318/180, as recorded in the Public Records of Broward County, Florida.

6. Your Affiant has personal knowledge that the facts represented herein are true and correct.

Raymond Robinson  
RAYMOND ROBINSON - Affiant

Sworn to and subscribed before me  
this 25 day of Aug 1989

Carlos Palacios  
Notary Public, State of Florida

My commission expires: 2/26/93

Prepared by: Gregg Spieler  
Attorney at Law  
4700 Biscayne Blvd.  
Miami, Florida 33137

RETURN TO

WILL  
ATTORNEYS TITLE SERVICES

89 OCT 4 PM 3:17

BM 6617 P002011

161944

STATE OF FLORIDA  
DEPARTMENT OF REVENUE  
TALLAHASSEE, FLORIDA 32399-0100

Katie D. Tucker  
Executive Director

**NONTAXABLE CERTIFICATE AND RECEIPT  
FOR ESTATE TAX**

☒ TO: SPIELER, WEINER & SPIELER  
4700 BISCAYNE BLVD.  
SUITE 200  
MIAMI, FL 33137

RE: The Estate of ROBINSON, INEZ  
Social Security No. [REDACTED]  
Date of Death: [REDACTED]  
Resident of BROWARD  
State of FL  
Validation Date: 08/28/89  
Issue Date: 09/07/89

County,

CERTIFICATE NUMBER AB61519

THIS IS TO CERTIFY, that in accordance with the provisions of Chapter 198, Florida Statutes, there has been filed with this office a sworn report or return for Estate Taxes as required by law, and on the basis thereof it has been ascertained that the above Estate is not subject to the Florida Estate Tax. The issuance of this Certificate, however, shall not preclude the assessment and collection of Estate Taxes subsequently determined to be due the State of Florida.

If proof of nonliability by the above Estate for the Florida Estate Tax is required by any person, this Certificate may be exhibited as evidence of such nonliability.

Given in triplicate under my hand and the Seal of the State of Florida.



*Katie D. Tucker*  
KATIE D. TUCKER, EXECUTIVE DIRECTOR  
DEPARTMENT OF REVENUE

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
L. A. HESTER  
COUNTY ADMINISTRATOR

09/07/89

8/10/89 11:20:00





City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

CITY OF POMPANO BEACH,  
BROWARD COUNTY, FLORIDA  
I HEREBY CERTIFY that the foregoing is a  
true and correct copy of Order of Imposition  
of Fine and Claim of Lien as filed in the Office  
of the Special Magistrate. Witness my hand and  
official Seal in the CITY OF POMPANO BEACH,  
FLORIDA, this 26th day of  
October, 2016.  
Kevin Alfrey Deputy City Clerk

OFFICE OF THE SPECIAL MAGISTRATE  
100 WEST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060

CITY OF POMPANO BEACH, FLORIDA

Petitioner,

vs.

GORDON, STACY

Respondent(s)

Case #:

15080190

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: GORDON, STACY

5761 SW 40 CT HOLLYWOOD, FL 33023

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

1. That the City of Pompano Beach Special Magistrate did issue on 7/20/2016, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$100.00.

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Completed	Daily Fine
155.4303(X)4.i.1 Standards for Specific accessory Uses and Structures.	PARKING OR STORAGE OF MOTOR VEHICLES, RECREATIONAL VEHICLES, BOATS, OR TRAILERS IN RESIDENTIAL ZONING DISTRICTS. Standards. The parking or storing of a motor vehicle, recreational vehicle, boat, or trailer on a public right-of-way or property in ... UNREGISTERED VEHICLE(S).	8/12/2016		\$100.00
155.5302(H) Fences and Walls	MAINTENANCE REQUIRED. All fences and walls and associated landscaping shall be maintained in good repair and in a safe and attractive condition—including, but not limited to, the repair or replacement of missing, decayed, or broken struct... FENCE IN DISREPAIR.	8/12/2016		\$100.00
96.40 Abandoned, Wrecked, Discarded, or Dismantled Vehicles	(A) It shall be unlawful to park, store, or leave any vehicle of any kind, in an abandoned, wrecked, junked, discarded, or dismantled condition, whether attended or not, on public rights-of-way or other public or private property, or for the owner o... INOPERATIVE VEHICLE(S).	8/12/2016		\$100.00

5

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

**FOLIO #:** 484235190410  
**LEGAL DESCRIPTION:** SHEWMAKE PARK 2-52 B LOT 7 BLK 4  
**STREET ADDRESS:** 425 NW 5 St POMPANO BEACH, FL 33060

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Williams, L**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Inspector. **Additionally, a fine of \$100.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 37 of the City of Pompano Beach Code of Ordinances, as currently enacted or as may be amended from time to time. The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

**You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.**

Respondents may appeal a final administrative order of the Special Magistrate for the City of Pompano Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this 23<sup>rd</sup> August

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE  
CITY OF POMPANO BEACH, FLORIDA

Antonia Frost

SPECIAL MAGISTRATE CLERK

Eugene Springfield

SPECIAL MAGISTRATE

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of Aug.

2016 by Antonia Frost and Eugene Springfield, Clerk and Special Magistrate, respectively, of the City of Pompano Beach, who are personally known to me and who did not take an oath.



My Commission Expires:

Anita Gehring  
NOTARY PUBLIC, State of Florida at Large



\_\_\_\_\_  
Print, type or stamp name of Notary

\_\_\_\_\_  
Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Pompano Beach.



City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

**OFFICE OF THE SPECIAL MAGISTRATE**

CITY OF POMPANO BEACH, FLORIDA

Case #:

15080190

Petitioner,

vs.

GORDON, STACY

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

**IN RE:**

**STREET ADDRESS:** 425 NW 5 St POMPANO BEACH, FL 33060

**FOLIO:** 484235190410

**LEGAL DESCRIPTION:** SHEWMAKE PARK 2-52 B LOT 7 BLK 4

The City of Pompano Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Wednesday, July 20, 2016, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the City of Pompano Beach Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
155.4303(X)4.i.1 Standards for Specific accessory Uses and Structures.	PARKING OR STORAGE OF MOTOR VEHICLES, RECREATIONAL VEHICLES, BOATS, OR TRAILERS IN RESIDENTIAL ZONING DISTRICTS. Standards. The parking or storing of a motor vehicle, recreational vehicle, boat, or trailer on a public right-of-way or property in ... UNREGISTERED VEHICLE(S).	8/12/2016		\$100.00
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Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Williams, L**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Repeat violations can be fined up to \$5000.00 per day. (Section 162.09, Florida Statutes). Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached. The Special Magistrate has also assessed an additional fine of \$100.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 37 of the City of Pompano Beach Code of Ordinances.

Respondents may appeal any decision with respect to any matter considered by the City of Pompano Beach Special Magistrate. An appeal must be filed within (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Inspector at 954-786-4361

DONE AND ORDERED this

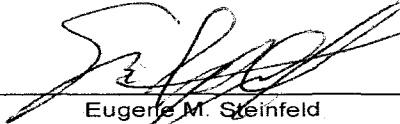
July 25, 2016

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE

CITY OF POMPANO BEACH, FLORIDA

Doreen G. Gaud

  
Eugene M. Steinfeld

SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

Note: Payments should be mailed to the above address made payable to The City of Pompano Beach.

Tax Deed # 27056

DR-506  
R.01/95

Property  
Identification # 484235-19-0410

## Tax Deed

County of Broward

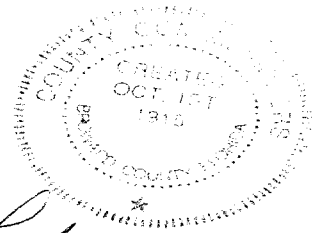
State of Florida

The following Tax Sale Certificate Numbered 37403 issued on 06/01/2009 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 17<sup>TH</sup> Day of OCTOBER, 2012, offered for sale as required by law for cash to the highest bidder and was sold to: STACY GORDON whose address is: 5761 SW 40<sup>TH</sup> CT., HOLLYWOOD, FL 33023 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 17<sup>TH</sup> Day of OCTOBER, 2012 in the County of Broward, State of Florida, in consideration of the sum of SIX THOUSAND FIFTY TWO DOLLARS AND ZERO CENTS (\$6,052.00) being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

**THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS**

SHEWMAKE PARK 2-52 B  
LOT 7 BLK 4



Witness:

*Amber Harper*  
*Th Mi*

State of Florida

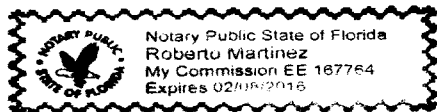
County of Broward

*Rebecca Leder* (Seal)  
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator

Broward County, Florida

On this 17<sup>TH</sup> Day of OCTOBER, 2012, before me Roberto Martinez personally appeared Bertha Henry, County Administrator, by Rebecca Leder, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.



*Roberto Martinez*

(3)

**Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department  
RECORDS, TAXES & TREASURY**

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 27056**

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: 484235-19-0410  
Certificate Number: 37403  
Date of Issuance: 06/01/2009  
Certificate Holder: ARIEL FUNDING, LLC  
SHEWMAKE PARK 2-52 B  
Description of Property: LOT 7 BLK 4

Name in which assessed: ROBINSON,R EST  
Legal Titleholders: ROBINSON,R EST  
1541 JACKSON RD  
WADLEY, GA 30477-4409

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, 2012 at 10:00 AM at:

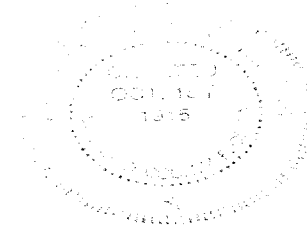
The Governmental Center  
115 S. Andrews Avenue, Room 422  
Fort Lauderdale, Florida

Dated this 13th day of September, 2012.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By: \_\_\_\_\_

Claudio Manicone  
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: 09/13/2012, 09/20/2012, 09/27/2012 & 10/04/2012  
Minimum Bid: 6050.47

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed No.27056 FINAL**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 14TH day of SEPTEMBER, 2012, 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:

**R. ROBINSON, EST.  
425 N.W. 5TH ST.  
POMPANO BEACH, FL 33060**

**CITY OF POMPANO BEACH  
100 WEST ATLANTIC BLVD.  
POMPANO BEACH, FL 33060**

**R. ROBINSON, EST.  
1541 JACKSON RD  
WADLEY, GA 30477-4409**

**STATE OF FLORIDA  
CORAL SPRINGS SERVICE CNT  
ATTN: ANNE PAS, MGR.  
3111 N UNIVERSITY DR #501  
CORAL SPRINGS, FL 33065**

**RAYMOND ROBINSON  
P.O. BOX 1636  
POMPANO BEACH, FL 33061**

**STATE FARM MUTUAL AUTO INS. CO.  
1710 NORTH UNIVERSITY DR., STE. B  
PEMBROKE PINES, FL 33024**

**RAYMOND ROBINSON  
1860 NW 6TH ST  
POMPANO BEACH, FL 33069**

**RAYMOND ROBINSON  
1850 NW 6TH ST  
POMPANO BEACH, FL 33069**

**RAYMOND ROBINSON  
429 N.W. 7TH AVE  
POMPANO BEACH, FL 33060**

**RAYMOND ROBINSON  
425 N.W. 7TH AVE  
POMPANO BEACH, FL 33060**

**U.S. DEPARTMENT OF JUSTICE  
% GRISEL ALONSO,  
ASSISTANT US ATTORNEY  
99 NE 4TH STREET, SUITE 310  
MIAMI, FL 33132**

**HURLEY, SUSAN M  
3500 S.W. 121 AVENUE  
DAVIE, FL 33330**

**US INTERNAL REVENUE SERVICE  
7850 SW 5th COURT  
STOP 6030  
PLANTATION FL 33324**

**THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE**

**BROWARD COUNTY CODE ENFORCEMENT,  
PERMITTING LICENSING & PROTECTION DIVISION  
ATTN: DIANE JOHNSON  
GCE-1 NORTH UNIVERSITY DR  
PLANTATION, FL 33324**

**BROWARD COUNTY COMMUNITY  
CODE COMPLIANCE PERMITTING LICENSING  
& PROTECTION DIVISION  
GCE - 1 NORTH UNIVERSITY DR  
PLANTATION, FL 33324**

**BROWARD COUNTY HIGHWAY CONSTRUCTION &  
ENGINEERING DIVISION;  
RIGHT OF WAY SECTION, ATTN: FRANK J GUILIANO  
ONE N. UNIVERSITY DR., STE 300-B  
PLANTATION, FL 33324**

**BROWARD COUNTY WATER & WASTEWATER;  
ATTN: JEAN MANESS  
2555 W. COPANS RD., POMPANO BEACH, FL**

**PUBLIC WORKS DEPT.; REAL PROPERTY  
ATTN: DALE C. WILSON  
GOVERNMENTAL CENTER, RM. 326,  
115 S. ANDREWS AVE., FT. LAUDERDALE, FL 33301**

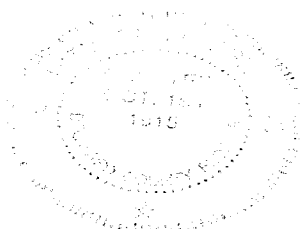
**BROWARD COUNTY SHERIFF'S DEPT.  
ATTN: - CIVIL DIVISION  
FT. LAUDERDALE, FL 33315**

**I certify that notice was provided pursuant to Florida Statutes, Section 197.02(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 14TH day of SEPTEMBER, 2012, 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 Linda Walker

401-316 Revised 02/12

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

**DATE: October 1st, 2018**

**PROPERTY ID # 484235-19-0410 (TD # 41375)**

# WARNING

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

STACY GORDON  
5761 SW 40 CT  
HOLLYWOOD, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 425 NW 5 ST, POMPANO BEACH, FL 33060 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

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

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

\* Estimated Amount due if paid by October 31, 2018 .....\$3,789.94

Or

\* Estimated Amount due if paid by November 13, 2018 .....\$3,836.98

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

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**DATE: October 1st, 2018**

**PROPERTY ID # 484235-19-0410 (TD # 41375)**

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**DATE: October 1st, 2018**

**PROPERTY ID # 484235-19-0410 (TD # 41375)**

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CITY OF POMPANO BEACH OFFICE OF THE SPECIAL MAGISTRATE  
100 WEST ATLANTIC BLVD  
POMPANO BEACH, FL 33060

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

**DATE: October 1st, 2018**

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POMPANO BEACH, FL 33060

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100 W. ATLANTIC BLVD., SUITE 467  
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 425 NW 5 ST, POMPANO BEACH, FL 33060 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

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

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

\* Estimated Amount due if paid by October 31, 2018 .....\$3,789.94

Or

\* Estimated Amount due if paid by November 13, 2018 .....\$3,836.98

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

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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

**DATE: October 1st, 2018**

**PROPERTY ID # 484235-19-0410 (TD # 41375)**

# WARNING

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

KEMAR WOODBINCE  
5761 SW 40 CT  
HOLLYWOOD, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 425 NW 5 ST, POMPANO BEACH, FL 33060 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: October 1st, 2018**

**PROPERTY ID # 484235-19-0410 (TD # 41375)**

# WARNING

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

STACY GORDON  
2401 NW 41ST AVE APT 202  
LAUDERHILL, FL 33313-3758

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 425 NW 5 ST, POMPAÑO BEACH, FL 33060 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

**DATE: October 1st, 2018**

**PROPERTY ID # 484235-19-0410 (TD # 41375)**

# WARNING

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

COMMUNITY 8 PROPERTIES LLC  
1800 W BROWARD BLVD  
FORT LAUDERDALE, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 425 NW 5 ST, POMPAÑO BEACH, FL 33060 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

**DATE: October 1st, 2018**

**PROPERTY ID # 484235-19-0410 (TD # 41375)**

# WARNING

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

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY  
100 W ATLANTIC BLVD  
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 425 NW 5 ST, POMPANO BEACH, FL 33060 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

**DATE: October 1st, 2018**

**PROPERTY ID # 484235-19-0410 (TD # 41375)**

# WARNING

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

TAYLOR, MAMIE J EST  
% ELIZABETH LAMAR  
1220 SW 5 TER  
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 425 NW 5 ST, POMPANO BEACH, FL 33060 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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



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<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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Sent To
Street and Apt. No.
City, State, ZIP+4 <sup>®</sup>

**TD 41375 NOVEMBER 2018 WARNING**  
**STACY GORDON**  
**5761 SW 40TH CT**  
**HOLLYWOOD, FL 33023**

7018 1830 0000 0000 4254 2462

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Certified Mail Fee

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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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City, State, ZIP

**TD 41375 NOVEMBER 2018 WARNING**  
**CITY OF POMPANO BEACH OFFICE OF**  
**THE SPECIAL MAGISTRATE**  
**100 WEST ATLANTIC BLVD**  
**POMPANO BEACH, FL 33060**

7018 1830 0000 4524 2470

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**OFFICIAL USE**

Certified Mail Fee

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

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| <input type="checkbox"/> Return Receipt (electronic)         | \$ |  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |  |
| <input type="checkbox"/> Adult Signature Required            | \$ |  |
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**TD 41375 NOVEMBER 2018 WARNING**  
**CITY OF POMPANO BEACH**  
**100 WEST ATLANTIC BLVD**  
**POMPANO BEACH, FL 33060**

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

See Reverse for Instructions

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| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |  |
| <input type="checkbox"/> Adult Signature Required            | \$ |  |
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Sent To

Street and Apt.

City, State, ZIP

**TD 41375 NOVEMBER 2018 WARNING**  
**CITY OF POMPANO BEACH**  
**100 W. ATLANTIC BLVD., SUITE 467**  
**POMPANO BEACH, FL 33060**

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

See Reverse for Instructions

4642 4254 0000 0697 9102

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Certified Mail Fee

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

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| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |  |
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Total Postage

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Street and A

City, State, ZIP+4<sup>®</sup>

**TD 41375 NOVEMBER 2018 WARNING**  
**KEMAR WOODBINCE**  
**5761 SW 40 CT**  
**HOLLYWOOD, FL 33023**

U.S. Postal Service<sup>TM</sup>  
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| <input type="checkbox"/> Adult Signature Required            | \$ |  |
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Sent To

Street or

City, State, ZIP+4<sup>®</sup>

**TD 41375 NOVEMBER 2018 WARNING**  
**STACY GORDON**  
**425 NW 5TH ST**  
**POMPANO BEACH, FL 33060**

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

See Reverse for Instructions

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**OFFICIAL USE**

Certified Mail Fee

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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 | \$ |  |

Postmark  
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Postage

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Total Postage

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Sent To

Street and Apt

City, State, Zip

**TD 41375 NOVEMBER 2018 WARNING**  
**STACY GORDON**  
**2401 NW 41ST AVE APT 202**  
**LAUDERHILL, FL 33313-3758**

6290 4254 0000 0629 8102

9E9D 4254 0000 DEPT 9102

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**OFFICIAL USE**

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

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Sent To

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City, State, .

**TD 41375 NOVEMBER 2018 WARNING  
COMMUNITY 8 PROPERTIES LLC  
1800 W BROWARD BLVD  
FORT LAUDERDALE, FL 33312**

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

See Reverse for Instructions



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

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Sent To

Street and Apt. /

City, State, ZIP+<sup>4</sup>

**TD 41375 NOVEMBER 2018 WARNING**  
**POMPANO BEACH COMMUNITY**  
**REDEVELOPMENT AGENCY**  
**100 W ATLANTIC BLVD**  
**POMPANO BEACH, FL 33060**

0590 4254 0000 0050 7018 1830

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Total Postage

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Sent To

Street and A

City, State, Z

**TD 41375 NOVEMBER 2018 WARNING**  
**TAYLOR, MAMIE J EST**  
**% ELIZABETH LAMAR**  
**1220 SW 5 TER**  
**DEERFIELD BEACH, FL 33441**

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 41375 NOVEMBER 2018 WARNING  
TAYLOR, MAMIE J EST  
% ELIZABETH LAMAR  
1220 SW 5 TER  
DEERFIELD BEACH, FL 33441



9590 9402 3236 7196 0296 02

2. Article Number (Transfer from service label)

7018 1830 0000 4524 0650

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?  
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

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

Mail

Mail Restricted Delivery

(PSN 7530-02-000-9053)

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.
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1. Article Addressed to:

TD 41375 NOVEMBER 2018 WARNING  
COMMUNITY 8 PROPERTIES LLC  
1800 W BROWARD BLVD  
FORT LAUDERDALE, FL 33312



9590 9402 3236 7196 0296 26

2. Article Number (Transfer from service label)

7018 1830 0000 4524 0636

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
- ☐ Collect on Delivery Restricted Delivery

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

fall  
fall Restricted Delivery  
0)

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 41375 NOVEMBER 2018 WARNING  
CITY OF POMPANO BEACH OFFICE OF  
THE SPECIAL MAGISTRATE  
100 WEST ATLANTIC BLVD  
POMPANO BEACH, FL 33060



9590 9402 3236 7196 0296 88

2. Article Number (Transfer from service label)

7018 1830 0000 4524 2463

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

Michele H. 10-5-15

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

3. Service Type

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

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.

\* Article Addressed to:

TD 41375 NOVEMBER 2018 WARNING  
CITY OF POMPANO BEACH  
100 WEST ATLANTIC BLVD  
POMPANO BEACH, FL 33060



9590 9402 3236 7196 0296 71

2. Article Number (Transfer from)

7018 1830 0000 4524 2470

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *m. jf*☐ Agent☐ Addressee

B. Received by (Printed Name)

*M. Horn*

C. Date of Delivery

*10-5-18*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

n Delivery Restricted Delivery  
MailMail Restricted Delivery  
(over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted  
Delivery☐ Return Receipt for  
Merchandise☐ Signature Confirmation™☐ Signature Confirmation  
Restricted Delivery

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 41375 NOVEMBER 2018 WARNING  
POMPANO BEACH COMMUNITY  
REDEVELOPMENT AGENCY  
100 W ATLANTIC BLVD  
POMPANO BEACH, FL 33060



9590 9402 3236 7196 0296 19

2. Article Number (Transfer from service label)

7018 1830 0000 4524 0643

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

M. Herrmann

C. Date of Delivery

10-5-18

D. Is delivery address different from item 1? ☐ YesIf 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

all

Restricted Delivery

(over \$500)

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

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

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

4. Article Addressed to:

TD 41375 NOVEMBER 2018 WARNING  
CITY OF POMPANO BEACH  
100 W. ATLANTIC BLVD., SUITE 467  
POMPANO BEACH, FL 33060



9590 9402 3236 7196 0296 64

2. Article Number (Transfer from service label)

7018 1830 0000 4524 2487

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Michel of

☒ Agent☐ Addressee

B. Received by (Printed Name)

Michel Herm

C. Date of Delivery

10-5-15

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

## 3. Service Type

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

Domestic Return Receipt