



**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 10/11/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/10/2018

CERTIFICATE # 2015-8553

ACCOUNT # 494136DD0010

ALTERNATE KEY # 282613

TAX DEED APPLICATION # 42180

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:

Condominium Unit No 101 of Majestic Gardens Condominium G, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5507, page 790, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

PROPERTY ADDRESS: 4044 NW 19 STREET #101, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

RAWTIE JAHGOO

4044 NW 19 ST #G101

LAUDERHILL, FL 33313 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

RAWTIE JAHGOO

OR: 51292, Page: 192

4044 NW 19TH ST APT #G-101

LAUDERHILL, FL 33313 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

780 NW 42 AVE #300

MIAMI, FL 33126 (Tax Deed Applicant)

ON CALL MANAGEMENT, LLC, REGISTERED AGENT

O/B/O MAJESTIC GARDENS CONDOMINIUM G ASSOCIATION, INC.

4502 INVERRARY BLVD

LAUDERHILL, FL 33319 (Per Sunbiz. Declaration recorded 5507-790.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 36 DD 0010

CURRENT ASSESSED VALUE: \$35,280

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:

Quit Claim Deed

OR: 27661, Page: 480

Quit Claim Deed

OR: 33844, Page: 1082

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

Site Address	4044 NW 19 STREET #101, LAUDERHILL FL 33313	ID #	4941 36 DD 0010
Property Owner	JAHGOO,RAWTIE	Millage	1912
Mailing Address	4044 NW 19 ST #G101 LAUDERHILL FL 33313	Use	04
Abbr Legal Description	MAJESTIC GARDENS G CONDO UNIT 101		

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	\$4,630	\$41,660	\$46,290	\$40,630	
2018	\$4,630	\$41,660	\$46,290	\$36,940	
2017	\$3,530	\$31,750	\$35,280	\$33,590	\$1,271.27

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$46,290	\$46,290	\$46,290	\$46,290
Portability	0	0	0	0
Assessed/SOH	\$40,630	\$46,290	\$40,630	\$40,630
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	\$40,630	\$46,290	\$40,630	\$40,630

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/24/2014	WD-Q	\$42,500	112678654			
8/23/2002	QCD	\$100	33844 / 1082			
2/3/1998	QCD	\$100	27661 / 480			
5/30/1996	WD	\$34,000	25164 / 558			
9/1/1994	QCD	\$100	22629 / 541			
				Adj. Bldg. S.F.		980
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1974/1973		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42180

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 February 2019, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	JAHGOO,RAWTIE 4044 NW 19 ST #G101 LAUDERHILL, FL 33313	ON CALL MANAGEMENT, LLC, REGISTERED AGENT O/B/O MAJESTIC GARDENS CONDOMINIUM G ASSOCIATION, INC. 4502 INVERRARY BLVD LAUDERHILL, FL 33319
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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 February 2019 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 42180

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-DD-0010
Certificate Number: 8553
Date of Issuance: 05/26/2016
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: MAJESTIC GARDENS G CONDO
UNIT 101

A condominium, according to the declaration of condominium recorded on O R Book 5507, Page 790, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: JAHGOO, RAWTIE
Legal Titleholders: JAHGOO, RAWTIE
4044 NW 19 ST #G101
LAUDERHILL, FL 33313

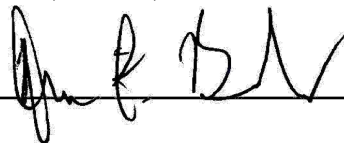
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of March, 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 14th day of February, 2019.

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: 02/14/2019, 02/21/2019, 02/28/2019 & 03/07/2019
Minimum Bid: 5515.71

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

RETURN OF SERVICE

Assignment: 11002 SERVLAS.A.P. - RETURN TO TAX NOTICE (RAY) Service Sheet # 19-005567
BROWARD COUNTY, FL vs. JAHGOO, RAWNIE TD 12180
~~TAX PLANTIFF~~ VS. COUNTY/BROWARD DEFENDANT 3/20/2019 CASE
TYPE OF WRIT COURT HEARING DATE
JAHGOO, RAWNIE 404 NW 10 STREET #G-101
SERVE LAUDERHILL, FL 33313

14279
BROWARD COUNTY REVENUE-DELIQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
JULIE ANGMAN, SUPV.
5884 Attorney

Received this process on 2-8-19
Date 2-8-19

☒ Served
☐ Not Served - see comments
2/14/19 at 4:25pm
Date Time

On JAHGOO, RAWNIE, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

- ☐ At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: _____, in accordance with F.S. 48.031(1)(a)
- ☐ To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
- ☐ To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

- ☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
- ☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
- ☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091
- ☐ **PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

- ☐ **POSTED RESIDENTIAL:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

1st attempt date/time: _____ 2nd attempt date/time: _____

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

1st attempt date/time: _____ 2nd attempt date/time: _____

☒ **OTHER RETURNS:** See comments

COMMENTS: Posted Tax Deed Notice on Apt # G-101
door.

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

SHERIFF
BROWARD COUNTY, FLORIDA

BY: E. Mitchell 11002
E. Mitchell

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494136-DD-0010 (TD #42180)

RECEIVED SHERIFF
2019 FEB -6 AM 9:36
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 February 28, 2019\$5,448.39

Or

* Amount due if paid by March 19, 2019\$5,515.71

*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 March 20, 2019 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**JAHGOO, RAWTIE
4044 NW 19 ST #G101
LAUDERHILL, FL 33313**

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



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

Detail by Entity Name

Florida Not For Profit Corporation

MAJESTIC GARDENS CONDOMINIUM G ASSOCIATION, INC.

Filing Information

Document Number	726138
FEI/EIN Number	59-1502864
Date Filed	04/16/1973
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/11/2011

Principal Address

c/o On Call Management, LLC
4502 Inverrary Blvd
Lauderhill, FL 33319

Changed: 08/03/2017

Mailing Address

c/o On Call Management, LLC
4502 Inverrary Blvd
Lauderhill, FL 33319

Changed: 08/03/2017

Registered Agent Name & Address

ON CALL MANAGEMENT, LLC
4502 Inverrary Blvd
Lauderhill, FL 33319

Name Changed: 08/03/2017

Address Changed: 08/03/2017

Officer/Director Detail

Name & Address

Title PD, T

Germain, Marie Dyna
c/o On Call Management, LLC
4502 Inverrary Blvd

4502 Inverrary Blvd
Lauderhill, FL 33319

Title VP, S

SINGH, FABIEN
c/o On Call Management, LLC
4502 Inverrary Blvd
Lauderhill, FL 33319

Title D

BHUYA, SHEAK
c/o On Call Management, LLC
4502 Inverrary Blvd
Lauderhill, FL 33319

Annual Reports

Report Year	Filed Date
2017	02/20/2017
2017	08/03/2017
2018	04/13/2018

Document Images

04/13/2018 -- ANNUAL REPORT	View image in PDF format
08/03/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
02/20/2017 -- ANNUAL REPORT	View image in PDF format
02/24/2016 -- ANNUAL REPORT	View image in PDF format
03/04/2015 -- ANNUAL REPORT	View image in PDF format
10/09/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
03/29/2013 -- ANNUAL REPORT	View image in PDF format
03/31/2012 -- ANNUAL REPORT	View image in PDF format
04/09/2011 -- ANNUAL REPORT	View image in PDF format
01/11/2011 -- REINSTATEMENT	View image in PDF format
06/25/2009 -- ANNUAL REPORT	View image in PDF format
05/28/2008 -- ANNUAL REPORT	View image in PDF format
03/19/2007 -- ANNUAL REPORT	View image in PDF format
04/12/2006 -- ANNUAL REPORT	View image in PDF format
02/28/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
04/30/2003 -- ANNUAL REPORT	View image in PDF format
10/03/2002 -- ANNUAL REPORT	View image in PDF format
03/05/2001 -- ANNUAL REPORT	View image in PDF format
01/28/2000 -- ANNUAL REPORT	View image in PDF format
07/28/1999 -- Amendment	View image in PDF format
02/24/1999 -- ANNUAL REPORT	View image in PDF format
05/14/1998 -- ANNUAL REPORT	View image in PDF format
03/04/1997 -- ANNUAL REPORT	View image in PDF format

04/24/1996 -- ANNUAL REPORT	View image in PDF format
03/09/1995 -- ANNUAL REPORT	View image in PDF format

**This Instrument Prepared by
and
Record and Return to:**

Peter Chontos, Esq.
GLANTZ & GLANTZ, P.A.
7951 S.W. Sixth Street, Suite 116
Plantation, Florida 33324
Telephone: (954) 424-1200

Property Tax Identification No.: 494136DD0010

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 23 day of August, 2002, between **H. L. COLEMAN**, joined by his wife, **MELISSA COLEMAN**, whose address is 2013 N.W. 13th Ave., Fort Lauderdale, FL 33311, hereinafter the "GRANTOR," and **H. L. COLEMAN and MELISSA COLEMAN, his wife**, whose address is 2013 N.W. 13th Ave., Fort Lauderdale, FL 33311, hereinafter the "GRANTEE"*. (*Whenever used herein the term "Grantor", "Grantee" and "party" include all the parties to this instrument, whether singular or plural.)

WITNESSETH that the said GRANTOR, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said GRANTEE forever, all the right, title, interest, claim and demand which the said GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward County, State of Florida, to-wit:

Condominium Unit No. 101, MAJESTIC GARDENS CONDOMINIUM G, a Condominium, according to the Declaration thereof, recorded in Official Records Book 5507, Page 790, of the Public Records of Broward County, Florida, as amended.

- This instrument is being prepared without benefit of title search examination, as requested by the Grantor.
- This is an intra-family conveyance; therefore minimum documentary stamps are required.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto executed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Sign: Katrina Jones

Print Name: Katrina Jones

Witness #2 Sign: Barbara Mathis

Print Name: Barbara Mathis

H. L. Coleman
H. L. COLEMAN

Melissa Coleman
MELISSA COLEMAN

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, personally appeared **H. L. COLEMAN and MELISSA COLEMAN**, who have produced Driver's Licenses as identification and did not take an oath, but acknowledged before me the execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of August, 2002.

Notary
Seal: =>

Katrina Jones
NOTARY PUBLIC, STATE OF FLORIDA
Print Name: Katrina Jones
My Commission expires:



①

PREPARED BY AND RETURN TO:
KELLY ERRAIR
AMERICAN TITLE SERVICES, INC.
441 South State Road 7, Suite 9A
Margate, FL 33068
FILE No. 14-240
CONSIDERATION: \$42,500.00

WARRANTY DEED

Made this 24th day of November, 2014 by **H. L. COLEMAN AND MELISSA COLEMAN, husband and wife** whose address is: 3454 Burkardt DR Valdosta, GA 31605 hereinafter called the Grantor, to **RAWTIE JAHGOO, a Single woman**, whose post office address is: 4044 NW 19th ST Apt #G-101, Lauderhill, FL 33313, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$42,500.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Broward County, to-wit:

Condominium Unit No 101 of Majestic Gardens Condominium G, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5507, page 790, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Tax Folio Number: 494136-DD-0010

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014, and covenants, conditions, restrictions and easements recorded in the public records.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

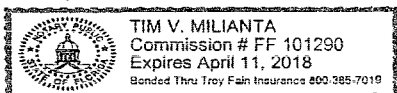
Signed, sealed and delivered in our presence:

Witness: Tim V. Milianta
Kelly Errair
Witness: Kelly Errair

H.L. Coleman
H.L. Coleman
Melissa Coleman
Melissa Coleman

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 24th day of November, 2014, by **H. L. COLEMAN AND MELISSA COLEMAN**, who is/are personally known to me or who has/have produced GA DL as identification.



Notary Public Tim V. Milianta
My Commission Expires: 4-11-18

\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
COUNTY ADMIN.

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 03 day of FEB, 19 98,
by first party, Grantor, Julia Mae Dorsey
whose post office address is 4044 N.W. 19 ST. 101 G LAUDERHILL FL 33313
to second party, Grantee, H2 Coleman
whose post office address is 2013 N.W. 13 AVENUE, FTL. FL. 33311

WITNESSETH, That the said first party, for good consideration and for the sum of
GST Dollars (\$) 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 there-
to in the County of Broward, State of Florida to wit:

MAJESTIC GARDENS G CONDO
UNIT 101

EX 27661 PG 480

ATHE
(1)

(Revised 10/97)

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.



O E-Z Legal Forms. Before you use this form, read it, fill in all blanks, and make whatever changes are necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. E-Z Legal Forms and the retailer make no representation or warranty, express or implied, with respect to the merchantability of this form for an intended use or purpose.

2

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

Melissa Coleman
Signature of Witness

MELISSA COLEMAN
Print name of Witness

Pertin Brown
Signature of Witness

PERTIN BROWN
Print name of Witness

Julia Mae Dossy
Signature of First Party

Julia Mae Dossy
Print name of First Party

Signature of First Party

Print name of First Party

State of FLORIDA)
County of BROWARD
On FEB. 3, 1998 before me,

appeared Julia Mae Dossy
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.

Robert Cameron
Signature of Notary

State of FLORIDA)
County of BROWARD
On FEB. 3, 1998 before me,
appeared HL Coleman

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.

Robert Cameron
Signature of Notary

Affiant Known ☒ Produced ID
Type of ID



ROBERT CAMERON
MY COMMISSION # CC361312 EXPIRES (Seal)
March 30, 1998
BONDED THRU TRY FARM INSURANCE, INC.

Affiant Known ☒ Produced ID
Type of ID



ROBERT CAMERON
MY COMMISSION # CC361312 EXPIRES
March 30, 1998 (Seal)
BONDED THRU TRY FARM INSURANCE, INC.

Signature of Preparer

Robert Cameron
Print Name of Preparer

200 N.W. 27ave FT. Lauderdale 33311
Address of Preparer

(2)

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

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

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

DATE: February 1st, 2019
PROPERTY ID # 494136-DD-0010 (TD # 42180)

WARNING

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

JAHGOO, RAWTIE
4044 NW 19 ST #G101
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4044 NW 19 STREET #101, LAUDERHILL, 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 February 28, 2019\$5,448.39
Or
* Estimated Amount due if paid by March 19, 2019\$5,515.71

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 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

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

DATE: February 1st, 2019
PROPERTY ID # 494136-DD-0010 (TD # 42180)

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ON CALL MANAGEMENT, LLC, REGISTERED AGENT O/B/O MAJESTIC GARDENS
CONDOMINIUM G ASSOCIATION, INC.
4502 INVERRARY BLVD
LAUDERHILL, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4044 NW 19 STREET #101, LAUDERHILL, 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: February 1st, 2019
PROPERTY ID # 494136-DD-0010 (TD # 42180)

WARNING

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

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

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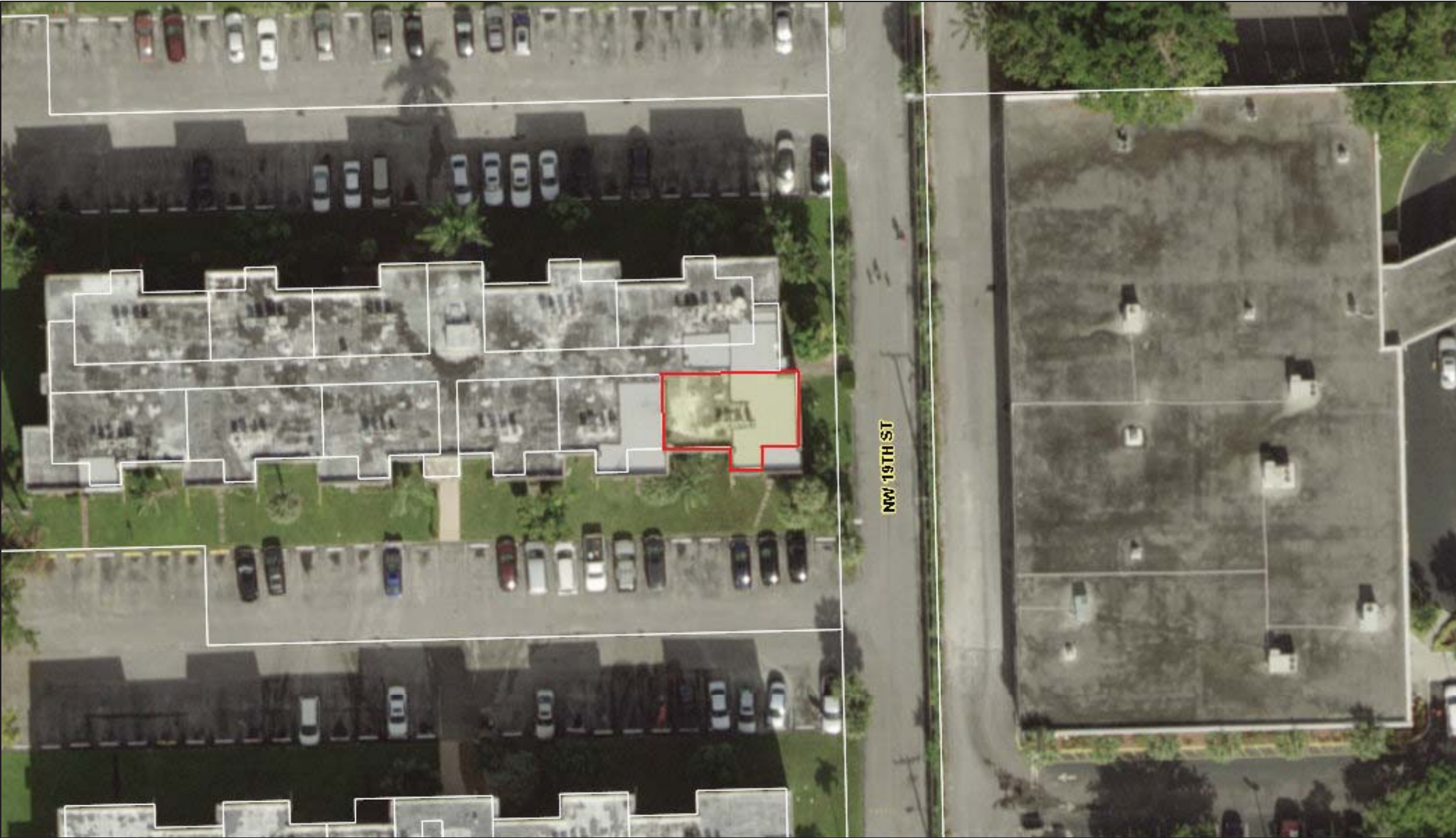
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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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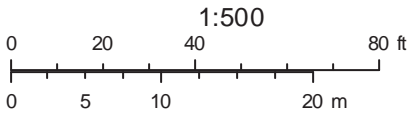
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www.broward.org/recordstaxestreasury



December 10, 2018



6286 0960 1000 DEPT 9102

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage at

TD 42180 MARCH 2019 WARNING

\$

Sent To

CITY OF LAUDERHILL

Street and Apt. N

ATTN: ANA SANCHEZ

City, State, ZIP+

5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

7018 1830 0001 0960 9836

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage at	
\$	

Sent To	
Street and Apt. N	
City, State, ZIP+4	

TD 42180 MARCH 2019 WARNING
JAHGOO, RAWTIE
4044 NW 19 ST #G101
LAUDERHILL, FL 33313

7018 1830 0001 0960 9843

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 42180 MARCH 2019 WARNING
ON CALL MANAGEMENT, LLC, REGISTERED
AGENT O/B/O MAJESTIC GARDENS
CONDOMINIUM G ASSOCIATION, INC.
4502 INVERRARY BLVD
LAUDERHILL, FL 33319

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 42180 MARCH 2019 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313



9590 9402 4097 8092 9106 29

2.

7018 1830 0001 0960 9829

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

FEB - 6 2019

USPS

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 |

Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

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

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AGENT O/B/O MAJESTIC GARDENS
CONDOMINIUM G ASSOCIATION, INC.
4502 INVERRARY BLVD
LAUDERHILL, FL 33319



9590 9402 4097 8092 9106 05

7018 1830 0001 0960 9843

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

O. Bahman

C. Date of Delivery

3/27/19

- 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 |

Restricted Delivery

(over 3000)