



**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: 10/24/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/23/2018

CERTIFICATE # 2015-19770

ACCOUNT # 514219012610

ALTERNATE KEY # 699756

TAX DEED APPLICATION # 42371

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 19, Block 16, of Carver Ranches, according to the Plat thereof, recorded in Plat Book 19, Page 2, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 4460 SW 23 STREET, WEST PARK FL 33023

OWNER OF RECORD ON CURRENT TAX ROLL:

LAKEYSHA R WESTPOINT

4000 SW 28 ST

WEST PARK, FL 33023

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

LAKEYSHA R WESTPOINT

Instrument: 114264143

4000 SW 28 ST

WEST PARK, 33023 (Per Deed. No state included in address.)

LAKEYSHA R WESTPOINT

4500 SW 23 ST

WEST PARK, FL 33023-3344 (Per Property Appraiser)

(Lakeysha R Westpoint f/k/a Lakeysha Burns)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

BLACK CUB, LLC

SB MUNI CUST FOR

PO BOX 31191

TAMPA, FL 33631-3191 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 19 01 2610

CURRENT ASSESSED VALUE: \$108,050

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: 4265, Page: 407

Death Certificate

OR: 44115, Page: 260

Affidavit

OR: 45898, Page: 1384

Warranty Deed

Instrument: 113942034

Warranty Deed

Instrument: 114262279

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



Site Address	4460 SW 23 STREET, WEST PARK FL 33023	ID #	5142 19 01 2610
Property Owner	WESTPOINT, LAKEYSHA R	Millage	3513
Mailing Address	4500 SW 23 ST WEST PARK FL 33023-3344	Use	01
Abbr Legal Description	CARVER RANCHES 19-2 B LOT 19 BLK 16		

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	\$32,070	\$105,810	\$137,880	\$137,880	
2018	\$32,070	\$105,810	\$137,880	\$137,880	
2017	\$32,070	\$75,980	\$108,050	\$108,050	\$3,207.21

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$137,880	\$137,880	\$137,880	\$137,880
Portability	0	0	0	0
Assessed/SOH	\$137,880	\$137,880	\$137,880	\$137,880
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	\$137,880	\$137,880	\$137,880	\$137,880

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/15/2017	QCD-T	\$100	114264143	\$4.50	7,126	SF
3/15/2017	WD-D	\$20,000	114262279			
9/19/2016	WD*-T	\$100	113942034			
1/1/1963	WD	\$1,200				
				Adj. Bldg. S.F. (Card, Sketch)		997
				Units/Beds/Baths		1/2/1
				Eff./Act. Year Built: 1958/1957		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
35	8							
R	1							
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42371

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:

LAKEYSHA R WESTPOINT 4500 SW 23 ST WEST PARK, FL 33023-3344	LAKEYSHA R WESTPOINT 4000 SW 28 ST WEST PARK 33023	BRAZELA,GUY 4435 SW 24 ST WEST PARK, FL 33023	CHARLES ZANGWILL KALCHMAN 17071 W DIXIE HWY NORTH MIAMI BEACH, FL 33160 LAKEYSHA BURNS 4460 SW 23 ST WEST PARK, FL 33023
CITY OF WEST PARK 1965 S STATE ROAD 7 WEST PARK, FL 33023-6733	KENNETH A FRIEDMAN P.A. 2020 N.E. 163 ST STE 300 NORTH MIAMI, FL 33162	KENNETH ARTHUR FRIEDMAN KENNETH A FRIEDMAN P.A. 1830 N 48 AVE HOLLYWOOD, FL 33021 LEON EDWARD SHARPE LEON E SHARPE P.A. 4770 BISCAYNE BLVD STE 1050 MIAMI, FL 33137	WESTPOINT,LAKEYSHA R 4460 SW 23 ST WEST PARK, FL 33023
LAKEYSHA BURNS 4000 SW 28 ST WEST PARK, FL 33023	LAKEYSHA R. WESTPOINT F/K/A LAKEYSHA BURNS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF NORA MAE BURNS 4000 SW 28 ST WEST PARK, FL 33023		

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 42371

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: 514219-01-2610
Certificate Number: 19770
Date of Issuance: 05/26/2016
Certificate Holder: BLACK CUB, LLC SB MUNI CUST FOR
Description of Property: CARVER RANCHES 19-2 B
LOT 19 BLK 16

Name in which assessed: WESTPOINT, LAKEYSHA R
Legal Titleholders: WESTPOINT, LAKEYSHA R
4500 SW 23 ST
WEST PARK, FL 33023-3344

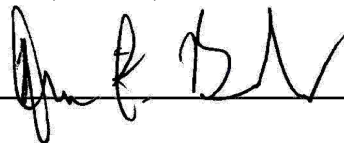
All of said property being in the County of Broward, State of Florida.

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: 11005.85

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

RETURN OF SERVICE

Assignment: 5185 Service Sheet # 19-005675
SERVE S.A.P. - RETURN TO TAX NOTICE TRAIL
BROWARD COUNTY, FL vs. WESTPOINT, LAKEYSHAR YD 42371
PLAINTIFF VS. DEFENDANT
TYPE OF WRIT COURT HEARING DATE
WESTPOINT, LAKEYSHAR 4420 SW 23 STREET
SERVE WEST PARK, FL 33023

14270
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301

JULIE AIKMAN, SUPV.
8884 Attorney

Received this process on 2/17/19
Date 2/17/19
1345
FS 456

☒ Served
☐ Not Served - see comments
2/17/19 at 1430
Date Time

On WESTPOINT, LAKEYSHAR, 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

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: Ken Sam L D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514219-01-2610 (TD #42371)

RECEIVED SHERIFF
2019 FEB -6 AM 9:46

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\$10,869.17

Or

* Amount due if paid by March 19, 2019\$11,005.85

*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

WESTPOINT, LAKEYSHA R
4420 SW 23 STREET
WEST PARK, FL 33023

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:
0185

SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY

Service Sheet #

19-005677

BROWARD COUNTY, FL vs. WESTPOINT, LAKEYSHIA R

TD 42371

PLAINTIFF

VS.

COUNTY/BROWARD

DEFENDANT

CASE

TYPE OF WRIT

COURT

HEARING DATE

WESTPOINT, LAKEYSHIA R

4500 SW 23 STREET

SERVE

WEST PARK, FL 33023

Received this process on

2/17/19
Date

5/7/19
1348
(CEWL 668)

14270

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

JULIE AIKMAN, SUPV.

8884

Attorney

☒ Served

☐ Not Served - see comments

2/17/19

Date

at 1424

Time

On WESTPOINT, LAKEYSHIA R

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:

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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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☒ **OTHER RETURNS:** See comments

COMMENTS:

Postel

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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 # 514219-01-2610 (TD # 42371)

RECEIVED SHERIFF
2019 FEB -6 AM 9:46
BROWARD COUNTY, FLORIDA

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FT LAUDERDALE, FL 33312

ORIGINAL DOCUMENT

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

WESTPOINT, LAKEYSHA R
4500 SW 23 ST
WEST PARK, FL 33023-3344

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

Prepared by
George S. Okell, Sr.
Attorney at Law
1992 Northwest 36th Street
Miami, Florida 33142
695-4446

This Quit-Claim Deed, Executed this 7th day of July 1970, by
JUSTINA ROLLE and HARRY ROLLE, her husband

first party, to NORA M. BURNS, a single woman,

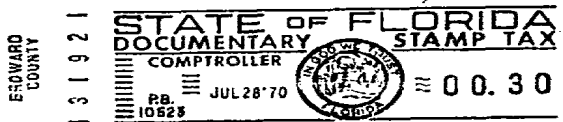
whose postoffice address is 4203 Southwest 21st Street, Hollywood, Florida

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward State of Florida, to-wit:

Lot Nineteen (19), in Block Sixteen (16), of CARVER RANCHES, according to the Plat thereof, recorded in Plat Book 19 at Page 2 of the Public Records of Broward County, Florida.



RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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:

John J. Kinn

STATE OF FLORIDA
COUNTY OF DADE

Justina Rolle
JUSTINA ROLLE
Harry Rolle
HARRY ROLLE

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

JUSTINA ROLLE and HARRY ROLLE, her husband, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this

July A. D. 1970.

NOTARY PUBLIC, State of Florida
at Large

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APR. 5, 1974
BONDED THROUGH FRED W. DIESTELHORST

This instrument prepared by: GEORGE S. OKELL, SR.,
Address 1392 N.W. 36th Street, Miami, Florida 33142

70 JUL 22 PM 11:30

REC 4265 PAGE 407

This instrument prepared by:
Charles Z. Kalchman, Esq.
17071 W. Dixie Highway
North Miami Beach, FL 33160

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF MIAMI DADE) SS:

BEFORE ME, the undersigned authority, personally appeared CHARLES Z. KALCHMAN, who is ✓ personally known to me, or _____ who produced _____ as identification, and who, after being duly sworn, deposes and says:

1. Your affiant, CHARLES Z. KALCHMAN, is co-counsel of record for Barbara O'Neal-Lane, Lenora O'Neal, Montressa O'Neal-Payne, Dan O'Neal Jr., Paul O'Neal, Mary O'Neal, Daniel W. O'Neal, Nehemiah O'Neal, Eliza Simmons, Geraldine O'Neal and Bernice O'Neal-Thomas (collectively the "Interested Persons") in Re: Estate of Nora Mae Burns (the "Estate"), File No. 07-2538, pending in the Probate Division of the Circuit Court for Broward County, Florida.

2. To the best of your affiant's knowledge and belief, the Estate owns the following four parcels of real property located in Broward County, Florida, to wit:

- a. Lot 12, Block 10, CARVER RANCHES, according to the plat thereof, as recorded in Plat Book 19, at Page 2, of the Public Records of Broward County, Florida.
- b. Lot 18, Block 16, CARVER RANCHES, according to the plat thereof, as recorded in Plat Book 19, at Page 2, of the Public Records of Broward County, Florida.
- c. Lot 19, Block 16, CARVER RANCHES, according to the plat thereof, as recorded in Plat Book 19, at Page 2, of the Public Records of Broward County, Florida.
- d. Lot 20, Block 16, CARVER RANCHES, according to the plat thereof, as recorded in Plat Book 19, at Page 2, of the Public Records of Broward County, Florida.

3. The Interested Persons previously filed objections to the Petition for Administration, Petition to Determine Homestead and Petition to Determine Heirs filed by Lakeysa Burns in the Estate proceeding. Said objections were dismissed by the Probate Court pursuant to a final order entitled "Order Denying and Dismissing Objections to Petition for Administration, Petition to Determine Homestead and Petition to Determine Heirs" entered on October 15, 2008 and "Order Denying Motion for Rehearing" entered November 17, 2008 (the "Court Order").

1

4. The Interested Persons have appealed the Court Order with the Fourth District Court of Appeal of Florida. A copy of the Notice of Appeal (the "Appeal") filed on December 9, 2008 is attached hereto as Exhibit "A."

5. The Estate heirs cannot be properly determined until final resolution of the Appeal.

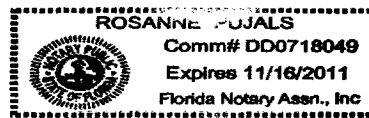
FURTHER AFFIANT SAYETH NAUGHT.


CHARLES Z. KALCHMAN, Affiant

SWORN TO and subscribed before me on this 15 day of December, 2008.


NOTARY PUBLIC, STATE OF FLORIDA

My commission expires:



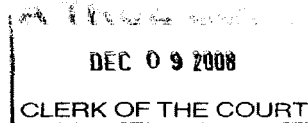
IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT,
IN AND FOR BROWARD COUNTY, FLORIDA
PROBATE DIVISION

FILE NO.: 07-2538

IN RE:
ESTATE OF NORA MAE BURNS
Deceased

LAKEYSHA BURNS
Petitioner

vs.
Barbara O'Neal-Lane, et al
Interested Persons

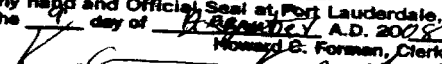


NOTICE OF APPEAL

NOTICE IS GIVEN that Barbara O'Neal-Lane, Montressa O'Neal Payne, Bernice O'Neal-Thomas, Dan O'Neal, Jr., Paul O'Neal, Daniel W. O'Neal, Nehemiah O'Neal, Eliza Simmons, Geraldine O'Neal, Mary O'Neal, and Lenora O'Neal, collectively known as the "Interested Persons", Appellants, appeal to the Fourth District Court of Appeal of Florida the order of this Court rendered November 17, 2008. The nature of the order is a final order dismissing objections to petitions, entitled "Order Denying and Dismissing Objections to Petition for Administration, Petition to Determine Homestead and Petition to Determine Heirs" entered on October 15, 2008, (copy attached) Motion for Rehearing denied on November 17, 2008 (copy attached).

I CERTIFY that a copy of this pleading has been mailed to Leon E. Sharpe, Esq., counsel for Petitioner, 4770 Biscayne Boulevard, Miami, Florida 33137 on this 9 day of December, 2008.

KENNETH A. FRIEDMAN, P.A.
Counsel for Appellants/ Interested Persons
2020 N.E. 163 Street, Suite 300
North Miami Beach, FLA. 33162
Telephone: 954-983-6677
Fax: 305-949-9029

STATE OF FLORIDA
BROWARD COUNTY
I DO HEREBY CERTIFY the within and foregoing is a true copy from the records on file in the office of the Circuit Court Clerk of Broward County, Florida.
WITNESS my hand and Official Seal at Fort Lauderdale, Florida, this the 9 day of December, A.D. 2008.

Howard G. Fomena, Clerk
Deputy Clerk

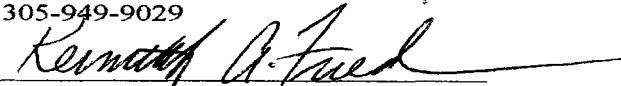
By 
KENNETH A. FRIEDMAN, ESQ.
FLA. BAR # 0319848

EXHIBIT "A"

IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT,
IN AND FOR BROWARD COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF

NORMA MAE BURNS,

Deceased.

A TRUE COPY
HOWARD C. FORMAN

CASE NO: 07

DIVISION: 6

FILED
18 OCT 15 2018
CLERK, CIRCUIT COURT
BROWARD COUNTY, FL

08 OCT 15 PM 12:27

PROBATE

**ORDER DENYING AND DISMISSING OBJECTIONS TO PETITION FOR
ADMINISTRATION, PETITION TO DETERMINE HOMESTEAD, AND PETITION TO
DETERMINE HEIRS**

THIS MATTER came before the Court on the Petition for Administration, Petition to Determine Homestead, and Petition to Determine Heirs filed by Lakeysa Burns. Respondents/Interested Parties filed Objections to the above referenced Petitions. The Court being fully advised in the premises, it is

ORDERED and ADJUDGED as follows:

1. Lakeysa Burns filed her Petition for Administration, Petition to Determine Homestead, and Petition to Determine Heirs, alleging that she is the granddaughter of the decedent, Nora Mae Burns. Objections to the above referenced Petitions were filed by purported but unsubstantiated collateral heirs, Barbara O'Neal-Lane, Montressa O'Neal Payne, Bernice O'Neal-Thomas, Dan O'Neal, Jr., Paul O'Neal, Daniel O'Neal, Nehemiah O'Neal, Eliza Simmons, Geraldine O'Neal, Mary O'Neal, and Lenora O'Neal, each of whom is a niece or nephew of the decedent, and all of whom are hereinafter collectively referred to as the "Interested Persons."

2. Lakeysa Burns stipulated that her father, Andrei Burns, was the decedent's son and that he died [REDACTED]. It was further stipulated that Lakeysa Burns was born [REDACTED] and that her parents were unmarried. Lakeysa Burns asserts that her father, the decedent's son, provided support for her and visited her during her minority. She asserts that Andrei Burns held himself out to the world as her father. She further asserts that the first time she had any indication that there was a question about her paternity was after she initiated the probate proceedings for her grandmother.

3. For purposes of determining inheritance rights of persons born out of wedlock, Florida Statute §733.108(2), provides:

For purposes of intestate succession in cases not covered by subsection (1), a person born out of wedlock is a descendant of his or her mother and is one of the natural kindred of all members of the mother's family. The person is also a descendant of his or her father and is one of the natural kindred of all members of the father's family, if:

(a) The natural parents participated in a marriage ceremony before or after the birth of the person born out of wedlock, even though attempted marriage is void.

(b) The paternity of the father is established by an adjudication before or after the death of the father.

(c) The paternity of the father is acknowledged in writing by the father.

4. In the instant case, it is undisputed that Lakeysha Burns' parents did not marry or attempt to marry and that paternity has not been established by an adjudication before or after the death of Andrei Burns.

5. In the instant case, Lakeysha Burns contends that certain documents that she produced constitute a written acknowledgement of paternity. These documents include a birthday card signed in 1991 by Andrei Burns, the decedent's son, acknowledging that Lakeysha Burns is his daughter; there was a second birthday card from Andrei Burns addressed to Lakeysha Burns as the daughter of Andrei Burns; a letter from Andrei Burns to Lakeysha Burns' mother relating to support for Lakeysha Burns during her father's absence; a printed program for Andrei Burns' funeral listing Lakeysha Burns as his daughter; a Mother's Day card given to the decedent; Florida Department of Corrections Religious Report listing Andrei Burns' relatives which denoted Lakeysha Burns as his daughter; various notarized documents executed by the decedent and listing Lakeysha Burns as her granddaughter; and consents by a number of "Interested Persons" acknowledging that Lakeysha Burns is the decedent's granddaughter.

6. The establishment of the right of inheritance may be established by written acknowledgment without the necessity of an adjudication of paternity or a marriage between the parents. Paternity may be established by the father's written acknowledgement. The predecessor statute, Florida Statute §731.29, required the written acknowledgement to be signed in the presence of a competent witness. The "Interested Parties" submitted distinguishable case

law decided under the predecessor statute which all dealt with instances where the paternity was disputed by the father. The current relevant statute, Florida Statute §733.108 (2008), has eliminated the requirement that the writing must be signed in the presence of a competent witness. The written acknowledgement is not required to be in a particular form. *See Holmen v. Holmen*, 697 So.2d 866 (Fla. 4th DCA 1977); *see also Sanders v. Apfel*, 85 F.Supp.2d (M.D.Fla. 1999). It would be a manifest injustice for this Court to determine that Lakeysa Burns is not the daughter of Andrei Burns for the purpose of intestate succession since it is apparent that her paternity is not in question.

7. Based upon the documentary evidence presented, the paternity of Lakeysa Burns was acknowledged in writing by her father in accordance with Florida Statute §733.108(2)(c).

8. The Objections to Lakeysa Burns' Petition for Administration, Petition to Determine Homestead, and Petition to Determine Heirs are hereby DENIED and DISMISSED. Lakeysa Burns is authorized to proceed with the administration of the estate of her grandmother, Norma Mae Burns.

15th DONE and ORDERED in Chambers, at Fort Lauderdale, Broward County, Florida this day October, 2008.



DALE ROSS
CIRCUIT COURT JUDGE

cc:

Leon E. Sharpe, Esq.
Kenneth A. Friedman, Esq.
Charles Z. Kalchman, Esq.

IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA

PROBATE DIVISION

IN RE: ESTATE OF

CASE NO. 07-2538

NORA MAE BURNS

Deceased
_____ /

ORDER DENYING MOTION FOR REHEARING

THIS CAUSE came on to be heard before this Court on November 12, 2008 upon the "Interested Persons" Motion for Rehearing. The Court having reviewed the file, heard argument of counsel and being otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED that the "Interested Persons" Motion for Rehearing shall be and the same is hereby denied.

DONE AND ORDERED in Chambers at Fort Lauderdale, Broward County, Florida on this 17 day of NOV, 2008.

 DALE ROSS
A TRUE COPY
CIRCUIT COURT JUDGE

CIRCUIT COURT JUDGE

Copies furnished to:
Leon E. Sharpe, Esquire
Kenneth A. Friedman, Esquire
Charles Z. Kalchman, Esquire

This instrument Prepared by:
William Solano
1027 S 21 Ave
Hollywood, Fla 33019

Parcel LD Number: 5142-19-01-2620 5142-19-01-2610 5142 19 01 2600

This Warranty Deed,
Executed this 19th day of September, 2016 By

Lakeysha R. Westpoint f/k/a Lakeysha Burns, a married woman, as Personal
Representative of the Estate of Nora Mae Burns
4000 SW 28th Street
West Park, Fl 33023

First Party, to

Lakeysha R. Westpoint f/k/a Lakeysha Burns, a married woman
4000 SW 28th Street
West Park, Fl 33023

Second Party

(Wherever used herein the terms "first party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said grantor, for and in consideration of the sum of \$10.00 and other valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever all the right title, and interest which said grantor has in and to the following described lot, situate, lying and being in the County of Broward of Florida, to wit

Legal Description: Lot 20 in Block 16 of Carver Ranches, according to the Plat thereof, recorded in Plat Book 19, Page 2 of the Public Records of Broward County. Florida.

Address: 4500 SW 23 ST. WEST PARK

Legal Description: Lot 19 in Block 16 of Carver Ranches, according to the Plat thereof, recorded in Plat Book 19, Page 2 of the Public Records of Broward County. Florida.

Adress: 4460 SW 23 ST, WEST PARK

Legal Description: Lot 18 in Block 16 of Carver Ranches, according to the Plat thereof, recorded in Plat Book 19, Page 2 of the Public Records of Broward County. Florida.

Adress: 4420 SW 23 ST, WEST PARK


***Grantor hereby warrants that the 3 parcels listed above have never been her primary residence and that her primary residence is 4000 SW 28TH STREET, WEST PARK FL 33023**

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 said party, either in law or equity, to the proper use, benefit and behalf of second party forever.

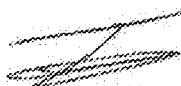
AND the Grantor hereby covenants with said grantee that it is lawfully seized of said and in fee simple; that it has good right and lawful authority to sell and convey said land; that it fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever

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:


Witness Donna Gousse

**Lakeysha R. Westpoint f/k/a Lakeysha Burns,
as personal representative of the Estate of Nora Mae
Burns**

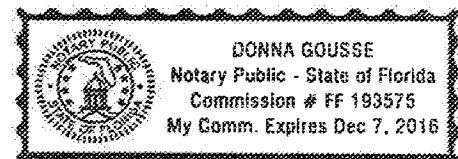

Witness William Salvo

6x - Lakeysha Westpoint
Lakeysha R. Westpoint f/k/a Lakeysha Burns

County of Broward
State of Florida

I hereby certify that on this day, before me, an officer duly authorized in the state and in the county aforesaid to take acknowledgments **Lakeysha R. Westpoint f/k/a Lakeysha Burns** in and who appeared in and who Produced a driver's License as I.D and took an oath, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that they executed the same. Witness my hand and official seal in the county and state last aforesaid this ~~16~~ day of September 19, 2016.


Notary Public



THIS INSTRUMENT PREPARED BY AND RETURNED TO:

Property Appraisers Parcel Identification (Folio) Number: **5142 19 01 2610**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument was paid on Instrument number:

Space above This Line for Recording Data

THIS WARRANTY DEED, made the 15 day of MARCH, 2017 by, **LAKEYSHA R WESTPOINT** whose post office address is **4000 SW 28 ST, WEST PARK 33023** herein called the grantor, to **GUSTAVO PINEIRO, INDIVIDUALLY AND AS TRUSTEE OF THE GLK FUTURES TRUST**, whose post office address is **2728 DAVIE BLVD, UNIT 232, FORT LAUDERDALE, FL 33312**, hereinafter called the Grantee(s):

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

A MARRIED
WOMAN

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

4460 SW 23 STREET, WEST PARK, FL 33023
LEGAL ADDRESS: CARVER RANCHES 19-2 B LOT 19 BLK 16

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

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

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

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

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

(2)

2nd page of Deed

Signed, sealed and delivered in the presence of:



Witness #1 Signature

Karl Hopkins

Witness #1 Printed Name



Witness #2 Signature

SAW DRA BROWN

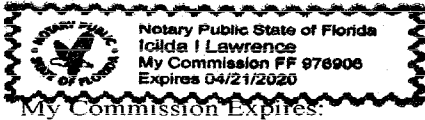
Witness #2 Printed Name


Lakeysha Westpoint
LAKEYSHA R WESTPOINT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15TH day of MARCH, 2017 by
LAKEYSHA R WESTPOINT who is personally known to me or has produced
Florida Driver Lic as identification.

SEAL





Notary Public

Icilda I. Lawrence

Printed Notary Name

THIS INSTRUMENT PREPARED BY AND RETURNED TO:

Property Appraisers Parcel Identification (Folio) Number: **5142 19 01 2610**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument was paid on Instrument number:

Space above This Line for Recording Data

THIS QUIT CLAIM DEED, made the 15 day of MARCH, 2017 by, **GUSTAVO PINEIRO**, INDIVIDUALLY AND AS TRUSTEE OF THE GLK FUTURES TRUST whose post office address is 2728 DAVIE BLVD, UNIT 232, FORT LAUDERDALE, FL 33312 herein called the grantor, to **LAKEYSHA R WESTPOINT, A MARRIED WOMAN**, whose post office address is **4000 SW 28 ST, WEST PARK 33023**, hereinafter called the Grantee(s):

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

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

4460 SW 23 STREET, WEST PARK, FL 33023

LEGAL ADDRESS: ~~CARVER RANCHES 19-2 B LOT 19 BLK 16~~ (GP)

LOT 19 IN BLOCK 16 OF CHAVER RANCHES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY
Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

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

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

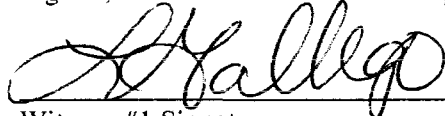
AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

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

THIS DEED IS BEING RETURNED TO CANCELL INSTRUMENT # 114262279

2nd page of Deed

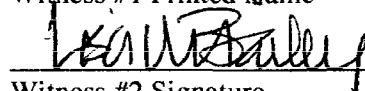
Signed, sealed and delivered in the presence of:



Witness #1 Signature

Laurane Gallego

Witness #1 Printed Name




Witness #2 Signature

Lisa M. Bailey

Witness #2 Printed Name

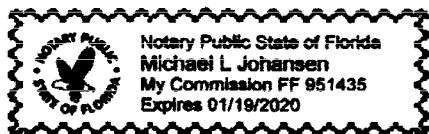
**THE GLK FUTURES TRUST, A FLORIDA
LAND TRUST**


**GUSTAVO PINEIRO, INDIVIDUALLY
AND AS TRUSTEE**

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 15 day of MARCH, 2017 by **GUSTAVO PINEIRO, INDIVIDUALLY AND AS TRUSTEE OF THE GLK FUTURES TRUST** who is personally known to me or has produced FLORIDA D/L as identification.

SEAL



My Commission Expires:



Notary Public

Michael L. Johansen
Printed Notary Name

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

DATE: February 1st, 2019
PROPERTY ID # 514219-01-2610 (TD # 42371)

WARNING

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

LAKEYSHA R WESTPOINT
4500 SW 23 ST
WEST PARK, FL 33023-3344

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4420 SW 23 STREET, WEST PARK, FL 33023 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\$10,869.17
- Or
- * Estimated Amount due if paid by March 19, 2019\$11,005.85

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 # 514219-01-2610 (TD # 42371)

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LAKEYSHA R WESTPOINT
4000 SW 28 ST
WEST PARK 33023

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

DATE: February 1st, 2019
PROPERTY ID # 514219-01-2610 (TD # 42371)

WARNING

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BRAZELA, GUY
4435 SW 24 ST
WEST PARK, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4420 SW 23 STREET, WEST PARK, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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www.broward.org/recordstaxestreasury

DATE: February 1st, 2019
PROPERTY ID # 514219-01-2610 (TD # 42371)

WARNING

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

CHARLES ZANGWILL KALCHMAN
17071 W DIXIE HWY
NORTH MIAMI BEACH, FL 33160

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

DATE: February 1st, 2019
PROPERTY ID # 514219-01-2610 (TD # 42371)

WARNING

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CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4420 SW 23 STREET, WEST PARK, FL 33023 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\$10,869.17
- Or
- * Estimated Amount due if paid by March 19, 2019\$11,005.85

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 # 514219-01-2610 (TD # 42371)

WARNING

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

KENNETH A FRIEDMAN P.A.
2020 N.E. 163 ST STE 300
NORTH MIAMI, FL 33162

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

DATE: February 1st, 2019
PROPERTY ID # 514219-01-2610 (TD # 42371)

WARNING

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

KENNETH ARTHUR FRIEDMAN
KENNETH A FRIEDMAN P.A.
1830 N 48 AVE
HOLLYWOOD, FL 33021

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

DATE: February 1st, 2019
PROPERTY ID # 514219-01-2610 (TD # 42371)

WARNING

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

LAKEYSHA BURNS
4460 SW 23 ST
WEST PARK, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4420 SW 23 STREET, WEST PARK, FL 33023 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 # 514219-01-2610 (TD # 42371)

WARNING

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LAKEYSHA BURNS
4000 SW 28 ST
WEST PARK, FL 33023

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DATE: February 1st, 2019
PROPERTY ID # 514219-01-2610 (TD # 42371)

WARNING

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LAKEYSHA R. WESTPOINT F/K/A LAKEYSHA BURNS AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF NORA MAE BURNS
4000 SW 28 ST
WEST PARK, FL 33023

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

DATE: February 1st, 2019
PROPERTY ID # 514219-01-2610 (TD # 42371)

WARNING

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LEON EDWARD SHARPE
LEON E SHARPE P.A.
4770 BISCAYNE BLVD STE 1050
MIAMI, FL 33137

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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DATE: February 1st, 2019
PROPERTY ID # 514219-01-2610 (TD # 42371)

WARNING

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WESTPOINT, LAKEYSHA R
4460 SW 23 ST
WEST PARK, FL 33023

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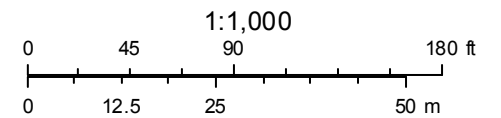
www.broward.org/recordstaxestreasury

Property Id: 514219012610

**Please see map disclaimer



December 26, 2018



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TD 42371 MARCH 2019 WARNING
LAKEYSHA R. WESTPOINT F/K/A LAKEYSHA BURNS AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF NORA MAE BURNS
4000 SW 28 ST
WEST PARK, FL 33023

7018 2290 0001 6628 9946

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TD 42371 MARCH 2019 WARNING

LAKEYSHA BURNS

4000 SW 28 ST

WEST PARK, FL 33023

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

See Reverse for Instructions

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LAKEYSHA BURNS
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WEST PARK, FL 33023

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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KENNETH ARTHUR FRIEDMAN
KENNETH A FRIEDMAN P.A.
1830 N 48 AVE
HOLLYWOOD, FL 33021

7018 2290 0001 6628 9915

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KENNETH A FRIEDMAN P.A.
2020 N.E. 163 ST STE 300
NORTH MIAMI, FL 33162

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TD 42371 MARCH 2019 WARNING

CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733

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

See Reverse for Instructions

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To	TD 42371 MARCH 2019 WARNING
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Se	CHARLES ZANGWILL KALCHMAN
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St	17071 W DIXIE HWY
	NORTH MIAMI BEACH, FL 33160
City, State, ZIP+4 [®]	

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TD 42371 MARCH 2019 WARNING
BRAZELA, GUY
4435 SW 24 ST
WEST PARK, FL 33023

7010 2290 0001 6620 9870

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TD 42371 MARCH 2019 WARNING
LAKEYSHA R WESTPOINT
4000 SW 28 ST
WEST PARK 33023

7018 2290 0001 6628 9861

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TD 42371 MARCH 2019 WARNING

LAKEYSHA R WESTPOINT
4500 SW 23 ST
WEST PARK, FL 33023-3344

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

See Reverse for Instructions

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TD 42371 MARCH 2019 WARNING
WESTPOINT, LAKEYSHA R
4460 SW 23 ST
WEST PARK, FL 33023

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

See Reverse for Instructions

7018 2290 0001 6628 9847

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

\$

To

\$

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St

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TD 42371 MARCH 2019 WARNING

LEON EDWARD SHARPE

LEON E SHARPE P.A.

4770 BISCAYNE BLVD STE 1050

MIAMI, FL 33137

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 42371 MARCH 2019 WARNING
WESTPOINT, LAKEYSHA R
4460 SW 23 ST
WEST PARK, FL 33023



9590 9402 3236 7196 3200 44

7018 2290 0001 6628 9854

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


COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
☒ Addressee
B. Received by (Printed Name) C. Date of Delivery

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY													
<ul style="list-style-type: none">■ 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.		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>													
<p>1. Article Addressed to:</p> <p>TD 42371 MARCH 2019 WARNING LAKEYSHA R. WESTPOINT F/K/A LAKEYSHA BURNS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF NORA MAE BURNS 4000 SW 28 ST WEST PARK, FL 33023</p>															
 9590 9402 4654 8323 8673 49		<p>3. Service Type</p> <table border="0"><tr><td><input type="checkbox"/> Adult Signature</td><td><input type="checkbox"/> Priority Mail Express®</td></tr><tr><td><input type="checkbox"/> Adult Signature Restricted Delivery</td><td><input type="checkbox"/> Registered Mail™</td></tr><tr><td><input type="checkbox"/> Certified Mail®</td><td><input type="checkbox"/> Registered Mail Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Certified Mail Restricted Delivery</td><td><input type="checkbox"/> Return Receipt for Merchandise</td></tr><tr><td><input type="checkbox"/> Collect on Delivery</td><td><input type="checkbox"/> Signature Confirmation™</td></tr><tr><td><input type="checkbox"/> Delivery Restricted Delivery</td><td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td></tr></table>		<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"/> Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<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"/> Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery														
7016 2290 0003 4628 9953															
PS Form 3811, July 2015 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.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 42371 MARCH 2019 WARNING
CHARLES ZANGWILL KALCHMAN
17071 W DIXIE HWY
NORTH MIAMI BEACH, FL 33160



2. 7018 2250 0000 6628 9892

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x *Reina Novog* ☐ Agent ☒ Addressee



B. Received by (Printed Name) *Reina Novog* C. Date of Delivery *3/8/19*

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

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"/> Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>■ 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.</div>		<div>A. Signature  <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</div>	
1. Article Addressed to:		B. Received by (Printed Name) C. Date of Delivery	
<div>TD 42371 MARCH 2019 WARNING LAKEYSHA BURNS 4460 SW 23 ST WEST PARK, FL 33023</div>		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
<div> 9590 9402 4654 8323 8673 63</div>		3. Service Type <div><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Delivery Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</div>	
7018 2290 0001 6628 9939		(over \$500)	
PS Form 3811, July 2015 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.
- Attach this card to the back of the mailpiece, or on the front if space permits.

TD 42371 MARCH 2019 WARNING
BRAZELA,GUY
4435 SW 24 ST
WEST PARK, FL 33023



9590 9402 4654 8323 8674 17

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

X *[Signature]*

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

[Signature] *2/8*

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

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"/> Restricted Delivery	

7018 2290 0001 6628 9885

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 42371 MARCH 2019 WARNING
LAKEYSHA R WESTPOINT
4500 SW 23 ST
WEST PARK, FL 33023-3344



9590 9402 3236 7196 3200 37

Article Number (Required for Restricted Delivery)

7018 2290 0001 6628 9861

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

X *[Signature]*

B. Received by (Printed Name) ☒ Date of Delivery

[Signature] 2/18

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"/> Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> 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.

1. Article Addressed to:

TD 42371 MARCH 2019 WARNING
CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733



9590 9402 4654 8323 8673 94

2. Article Number (Transfer from service label)

7018 2290 10001 6628 19908 1111

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name)
DIGNA REGAS

C. Date of Delivery

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.


■ Attach this card to the back of the mailpiece, or on the front if space permits.

TD 42371 MARCH 2019 WARNING

LAKEYSHA BURNS

4000 SW 28 ST

WEST PARK, FL 33023



9590 9402 4654 8323 8673 56


2. Article Number

7018 2290 0001 6628 9946

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

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 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.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 42971 MARCH 2019 WARNING

LEON EDWARD SHARPE
LEON E SHARPE P.A.
4770 BISCAYNE BLVD STE 1050
MIAMI, FL 33137



9590 9402 3236 7196 3120 49

2. Article Number (Transfer from service label)

7018 2290 0001 6628 9847

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Frances Ferguson*☒ Agent☐ Addressee

B. Received by (Printed Name)

Frances Ferguson

C. Date of Delivery

*2/11/19*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

☐ Restricted Delivery
(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42970 MARCH 2019 WARNING
LEON EDWARD SHARPE
LEON E SHARPE P.A.
4770 BISCAYNE BLVD STE 1050
MIAMI, FL 33137



9590 9402 3236 7196 3120 49

2. Article Number (Transfer from restricted delivery)
7018 2290 0001 6628 9847

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Frances Ferguson ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
Frances Ferguson *2/11/19*

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 \$500)