



**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: 12/20/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/19/2018

CERTIFICATE # 2015-4824

ACCOUNT # 494105CA0290

ALTERNATE KEY # 191915

TAX DEED APPLICATION # 42850

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

UNIT NO. 214, OF WELDON CONDOMINIUM E, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 27743, AT PAGE 518, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 9551 WELDON CIRCLE #E214, TAMARAC FL 33321

OWNER OF RECORD ON CURRENT TAX ROLL:

HAROON & MAUREEN ALI
9551 WELDON CIR APT 214
TAMARAC, FL 33321 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MAUREEN ALI AND HAROON ALI Instrument: 113044898
9551 WELDON CIRCLE, APT. 214
TAMARAC, FL 33321 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

JESSE M POWELL UTMA
PO BOX 6351
GREENVILLE, SC 29606 (Tax Deed Applicant)

WELDON CONDOMINIUM E ASSOCIATION, INC.
C/O CONSOLIDATED COMMUNITY MANAGEMENT, INC
7124 N NOB HILL RD
TAMARAC, FL 33321 (Per Sunbiz. Declaration recorded in 27743-518.)

STEVEN S VALANCY, REGISTERED AGENT
O/B/O WELDON CONDOMINIUM E ASSOCIATION, INC.
311 SE 13 STREET
FORT LAUDERDALE, FL 33316 (Per Sunbiz)

STEVEN A WEINBERG, ESQ, REGISTERED AGENT
O/B/O KINGS POINT IN TAMARAC, INC
FRANK, WEINBERG & BLACK, P.L.
7805 SW 6 COURT
FORT LAUDERDALE, FL 33324
(Per Sunbiz. Declaration recorded in 27639-264. Master Association)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 05 CA 0290

CURRENT ASSESSED VALUE: \$105,710

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:

Warranty Deed (Deed out of the Developer)	OR: 28334, Page: 572
Warranty Deed	OR: 34752, Page: 1854
Certificate of Title	OR: 51137, Page: 714
Death Certificate	Instrument: 112759492
Death Certificate	Instrument: 112759493

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

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

Christina Young

Title Examiner



Site Address	9551 WELDON CIRCLE #E214, TAMARAC FL 33321	ID #	4941 05 CA 0290
Property Owner	ALI, HAROON & MAUREEN	Millage	3112
Mailing Address	9551 WELDON CIR APT 214 TAMARAC FL 33321	Use	04
Abbr Legal Description	WELDON E CONDO UNIT 214		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$10,570	\$95,140	\$105,710	\$84,770	
2017	\$9,230	\$83,110	\$92,340	\$77,070	\$2,236.89
2016	\$7,010	\$63,060	\$70,070	\$70,070	\$2,021.58

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$105,710	\$105,710	\$105,710	\$105,710
Portability	0	0	0	0
Assessed/SOH	\$84,770	\$105,710	\$84,770	\$84,770
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	\$84,770	\$105,710	\$84,770	\$84,770

Sales History			
Date	Type	Price	Book/Page or CIN
4/20/2015	WD-Q	\$77,000	113044898
9/18/2014	CET-D	\$82,000	112563084
2/13/2003	WD	\$100	34752 / 1854
5/22/1998	SWD	\$92,000	28334 / 572

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1215
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1999/1998		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42850

**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 April 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:

MAUREEN ALI
9551 WELDON CIRCLE, APT.
214
TAMARAC, FL 33321

CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321

MAUREEN ALI
9551 WELDON CIR #E214
TAMARAC, FL 33321

STEVEN A WEINBERG, ESQ,
REGISTERED AGENT O/B/O
KINGS POINT IN TAMARAC, INC,
FRANK, WEINBERG & BLACK,
P.L.
7805 SW 6 COURT
FORT LAUDERDALE, FL 33324
HAROON ALI
9551 WELDON CIRCLE, APT.
214
TAMARAC, FL 33321

STEVEN S VALANCY,
REGISTERED AGENT O/B/O
WELDON CONDOMINIUM E
ASSOCIATION, INC.
311 SE 13 STREET
FORT LAUDERDALE, FL 33316

HAROON ALI
9551 WELDON CIR #E214
TAMARAC, FL 33321

WELDON CONDOMINIUM E
ASSOCIATION, INC., C/O
CONSOLIDATED COMMUNITY
MANAGEMENT, INC
7124 N NOB HILL RD
TAMARAC, FL 33321

KINGS POINT IN TAMARAC INC
C/O FRANK WEINBERG &
BLACK
7805 SW 6 CT
PLANTATION, FL 33324

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 April 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 42850

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: 494105-CA-0290
Certificate Number: 4824
Date of Issuance: 05/26/2016
Certificate Holder: JESSE M POWELL UTMA
Description of Property: WELDON E CONDO UNIT 214 A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 27743, PAGE 518, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FL.

Name in which assessed: ALI, HAROON & MAUREEN
Legal Titleholders: ALI, HAROON & MAUREEN
9551 WELDON CIR APT 214
TAMARAC, FL 33321

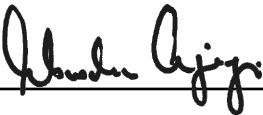
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of May, 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 11th day of April, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Abiodun Ajayi
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: 04/11/2019, 04/18/2019, 04/25/2019 & 05/02/2019
Minimum Bid: 11836.44

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

**STATE OF FLORIDA COUNTY
OF BROWARD:**

Before the undersigned authority personally appeared GUERLINE WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

42850
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 4824

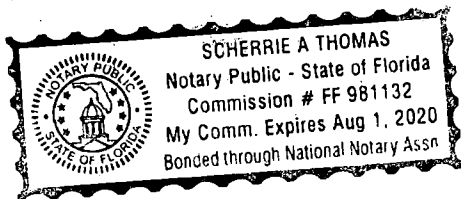
in the XXXX Court,
was published in said newspaper in the issues of

04/11/2019 04/18/2019 04/25/2019 05/02/2019

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

[Handwritten Signature]
Sworn to and subscribed before me this
2 day of MAY, A.D. 2019
[Handwritten Signature]

(SEAL)
GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 42850**

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: 494105-CA-0290
Certificate Number: 4824
Date of Issuance: 05/26/2016
Certificate Holder:
JESSE M POWELL UTMA
Description of Property:
WELDON E CONDO
UNIT 214
A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 27743, PAGE 518, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FL.
Name in which assessed:
ALI, HAROON & MAUREEN
Legal Titleholders:
ALI, HAROON & MAUREEN
9551 WELDON CIR ART 214
TAMARAC, FL 33321

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 15th day of May, 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.deedauction.net.
*Pre-registration is required to bid.
Dated this 11th day of April, 2019.
Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)
By: Abiodun Ajayi
Deputy

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

Minimum Bid: 11831.44
401-314
4/11-18-25 5/2 19-15/0000389795B

Assignment # 9971

SERVE ASAP - RETURN TO TAX NOTICE TRAY

Service Sheet #

19-014232

BROWARD COUNTY, FL vs. ALI, HAROON & ALI, MAUREEN

TD 42850

PLAINTIFF TAX NOTICE

VS.

COUNTY/BROWARD

DEFENDANT

CASE

TYPE OF WRIT

COURT

HEARING DATE

ALL HAROON AND/OR ALL MAUREEN

9551 WELDON CIRCLE #E-214

SERVE

TAMARAC, FL 33321

Received this process on

4/2/2019

Date 4-4-19

14279

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

JULIE AIKMAN, SUPV.

9884

Attorney

Served

Not Served - see comments

4-4-19

Date

at 12:00

Time

On ALI, HAROON AND/OR ALI, MAUREEN

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: _____

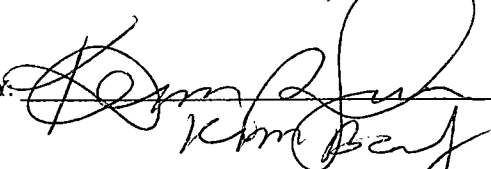
2nd attempt date/time: _____

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"

_____, SHERIFF
BROWARD COUNTY, FLORIDA

BY:  D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494105-CA-0290 (TD #42850)

SHERIFF
2019 FEB -2 01 9:17

WARNING

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

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 April 30, 2019\$9,212.01

Or

* Amount due if paid by May 14, 2019\$9,327.87

*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 May 15, 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

ALI, HAROON
AND/OR
ALI, MAUREEN
9551 WELDON CIRCLE #E214
TAMARAC, FL 33321

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

RETURN TO:
UNIVERSAL TITLE INSURORS, INC.
2720 N. UNIVERSITY DRIVE
SUNRISE, FL 33322

This Instrument Prepared
Under the supervision of:

Morris J. Watsky, Esq.
700 N.W. 107 Avenue
Miami, Florida 33172



98-329431 T#001
06-04-98 12:27PM

\$ 644.00
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

Property Appraiser's Folio No.:

WILL CALL
Tri County Courier
For Universal Title

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 22 day of May, 1998
by and between LENNAR HOMES, INC., a Florida corporation ("Grantor") having a mailing address
of 700 N.W. 107th Avenue, Miami, Florida 33172, and _____
WILBUR LIFF and MARILYN LIFF, husband and wife,
whose mailing address is 9551 Weldon Circle # 214, Tamarac, FL 33321

("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and
other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents
does grant, bargain and sell unto Grantee, and Grantee's heirs, successors and assigns forever, all the
right, title, interest, claim and demand that Grantor has or may have in and to the following described
real property (the "Property") located and situate in the County of Broward and State of Florida, to wit:

Unit 214, of WELDON Condominium E according to the
Declaration of Condominium thereof, as recorded in Official Records Book 27743 at
Page 518 of the Public Records of Broward County, Florida.

The Property is conveyed subject to the following:

- (1) Real estate taxes and assessments for the year 1998 and subsequent years.
- (2) Conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property.
- (3) The Declaration of Covenants, Restrictions and Easements for Common Areas (Weldon Neighborhood), recorded in Official Records Book 23128, at Page 11, of the Public Records of Broward County, Florida, and any and all amendments thereto.
- (4) Applicable zoning and subdivision ordinances.
- (5) Restated Agreement for Deed Provisions (the "Restated Agreement") recorded in Official Records Book 27639 at Page 264 of the Public Records of Broward County, Florida and all exhibits attached thereto, including, without limitation, the Restated Articles of Incorporation of Kings Point in Tamarac, Inc. (the "Master Association") and the Restated By-Laws of the Master Association, as amended by First Amendment to Restated Agreement for Deed Provisions recorded in Official Records Book 27692, at Page 84, of the Public Records of Broward County, Florida.
- (6) An Individual Agreement for Deed ("Individual Agreement") respecting an interest in the Recreation Area (as such term is defined in the Restated Agreement), if applicable.

All initially capitalized terms used herein shall have the meaning set forth in the Restated Agreement unless defined otherwise herein. Regardless of whether Grantee has elected to acquire an interest in the Recreation Area pursuant to an Individual Agreement, the Property shall nevertheless be subject to the Restated Agreement as the same relates to Community Services Expenses. Grantee shall be obligated to pay to the Master Association a pro rata share of Community Services Expenses and the

BK 28334PG0572

CA

Property shall be subject to a lien in favor of the Master Association to secure such payment (all as set forth in the Restated Agreement). In the event that Grantee has elected to acquire an interest in the Recreation Area pursuant to an Individual Agreement, the Property shall be subject to each and every provision of the Restated Agreement. By way of example, and not of limitation, Grantee shall also be obligated to pay the Master Association a pro rata share of Recreation Area Expenses and the Property shall also be subject to a lien in favor of the Master Association to secure payment of Recreation Area Expenses if Grantee will acquire an interest in the Recreation Area pursuant to an Individual Agreement. The foregoing provisions shall be covenants running with the Property.

Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

Grantee, by acceptance of this Deed, automatically agrees for itself, and its heirs, personal representatives, successors and assigns, to observe and to be bound by all of the terms and conditions set forth in the documents identified above, all exhibits attached thereto, and all future amendments thereof including, without limitation, the provisions of the Restated Agreement applicable to the Property.

IN WITNESS WHEREOF, Grantor has cause these present to be executed and its seal to be affixed the day and year first above written.

WITNESSES:

Print Name: SUSAN M. MORRIS

Elizabeth Davidson
Print Name: ELIZABETH DAVIDSON

LENNAR HOMES, INC., a
Florida Corporation

By: Waynewright Malcolm
Name: Waynewright Malcolm
Title: Vice President

Attested By: Kathleen Sierra
Name: Kathleen Sierra
Title: Assistant Secretary

{SEAL}

STATE OF FLORIDA)
COUNTY OF Miami-Dade) SS.:

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

The foregoing instrument was acknowledged before me this 22 day of May, 1998 by Waynewright Malcolm, as Vice President and Kathleen Sierra as Assistant Secretary of LENNAR HOMES, INC., a Florida corporation, who are personally known to me.

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida
at Large

[Seal]
Susan M Morris
My Commission CC633382
Expires March 26, 2001

Print name: _____

BK 28334 PG 0573



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

Detail by Entity Name

Florida Not For Profit Corporation
WELDON CONDOMINIUM E ASSOCIATION, INC.

Filing Information

Document Number	N96000005873
FEI/EIN Number	65-0803311
Date Filed	11/18/1996
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/14/2000

Principal Address

C/O CONSOLIDATED COMMUNITY MANAGEMENT, INC
7124 N NOB HILL RD
TAMARAC, FL 33321

Changed: 02/10/2010

Mailing Address

C/O CONSOLIDATED COMMUNITY MANAGEMENT, INC
7124 N NOB HILL RD
TAMARAC, FL 33321

Changed: 02/10/2010

Registered Agent Name & Address

VALANCY, STEVEN S
311 SE 13 STREET
FORT LAUDERDALE, FL 33316

Name Changed: 09/08/2014

Address Changed: 09/08/2014

Officer/Director Detail

Name & Address

Title Director

HOROWITZ, BERNARD
7124 N NOB HILL RD
TAMARAC, FL 33321

TAMARAC, FL 33321

Title President

GERBER, WALTER
7124 N NOB HILL RD
TAMARAC, FL 33321

Title Secretary

BRATT, SANDY
7124 N NOB HILL RD
TAMARAC, FL 33321

Title VP

TRAMONTANO, THERESA
7124 N NOB HILL RD
TAMARAC, FL 33321

Title Director

LIEBMAN, MELVIN
7124 N NOB HILL RD
TAMARAC, FL 33321

Annual Reports

Report Year	Filed Date
2016	04/04/2016
2017	02/23/2017
2018	03/19/2018

Document Images

03/19/2018 -- ANNUAL REPORT	View image in PDF format
02/23/2017 -- ANNUAL REPORT	View image in PDF format
04/04/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
09/08/2014 -- Reg. Agent Change	View image in PDF format
04/01/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
10/09/2012 -- Reg. Agent Change	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
02/10/2011 -- ANNUAL REPORT	View image in PDF format
02/10/2010 -- ANNUAL REPORT	View image in PDF format
02/12/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
04/09/2007 -- ANNUAL REPORT	View image in PDF format
02/24/2006 -- ANNUAL REPORT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format

05/01/2003 -- ANNUAL REPORT	View image in PDF format
05/14/2002 -- ANNUAL REPORT	View image in PDF format
05/16/2001 -- ANNUAL REPORT	View image in PDF format
08/14/2000 -- ANNUAL REPORT	View image in PDF format
01/14/2000 -- REINSTATEMENT	View image in PDF format
02/03/1998 -- ANNUAL REPORT	View image in PDF format
02/12/1997 -- ANNUAL REPORT	View image in PDF format



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

Detail by Entity Name

Florida Not For Profit Corporation
KINGS POINT IN TAMARAC, INC

Filing Information

Document Number	770908
FEI/EIN Number	59-2363040
Date Filed	10/25/1983
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	03/21/2012
Event Effective Date	NONE

Principal Address

FRANK WEINBERG & BLACK
7805 SW 6 COURT
PLANTATION, FL 33324

Changed: 02/08/2012

Mailing Address

FRANK WEINBERG & BLACK
7805 SW 6 COURT
PLANTATION, FL 33324

Changed: 02/15/2010

Registered Agent Name & Address

WEINBERG, STEVEN AESQ
FRANK, WEINBERG & BLACK, P.L.
7805 SW 6 COURT
FORT LAUDERDALE, FL 33324

Name Changed: 02/22/2008

Address Changed: 02/08/2012

Officer/Director Detail

Name & Address

Title PD

WENER, IRWIN
 7620 NOB HILL RD.
 TAMARAC, FL 33321

Title VPD

FLASHNER, ALLEN
 7620 NOB HILL ROAD
 TAMARAC, FL 33321

Title S

FIGUEROA, ANTONIO
 7620 NOB HILL RD.
 TAMARAC, FL 33321

Title TD

ROSENBERG, VALERIE
 7620 NOB HLL RD
 TAMARAC, FL 33321

Annual Reports

Report Year	Filed Date
2017	02/16/2017
2017	05/03/2017
2018	04/20/2018

Document Images

04/20/2018 -- ANNUAL REPORT	View image in PDF format
05/03/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
02/16/2017 -- ANNUAL REPORT	View image in PDF format
02/18/2016 -- ANNUAL REPORT	View image in PDF format
02/24/2015 -- ANNUAL REPORT	View image in PDF format
02/19/2014 -- ANNUAL REPORT	View image in PDF format
02/07/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- Amendment	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
02/07/2011 -- ANNUAL REPORT	View image in PDF format
02/15/2010 -- ANNUAL REPORT	View image in PDF format
02/11/2009 -- ANNUAL REPORT	View image in PDF format
02/22/2008 -- ANNUAL REPORT	View image in PDF format
07/09/2007 -- ANNUAL REPORT	View image in PDF format
06/25/2007 -- Reg. Agent Change	View image in PDF format
02/28/2006 -- ANNUAL REPORT	View image in PDF format
01/31/2005 -- ANNUAL REPORT	View image in PDF format
11/29/2004 -- Amendment	View image in PDF format
02/11/2004 -- ANNUAL REPORT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
02/11/2002 -- ANNUAL REPORT	View image in PDF format

02/17/2002 -- ANNUAL REPORT	View image in PDF format
02/01/2001 -- ANNUAL REPORT	View image in PDF format
02/17/2000 -- ANNUAL REPORT	View image in PDF format
02/27/1999 -- ANNUAL REPORT	View image in PDF format
02/04/1998 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- Restated Articles	View image in PDF format
01/28/1997 -- ANNUAL REPORT	View image in PDF format
06/19/1996 -- ANNUAL REPORT	View image in PDF format
04/19/1995 -- ANNUAL REPORT	View image in PDF format

Prepared by and to be returned to:
Benjamin P. Shenkman, Esq.
2500 Quantum Lakes Drive, Suite 203
Boynton Beach, FL 33426

WARRANTY DEED

THIS WARRANTY DEED, made this 13th day of February, 2003, by WILBUR LIFF and MARILYN LIFF, husband and wife, whose post office address is 9551 Weldon Circle, #214, Tamarac, FL 33321, Grantors, and

WILBUR LIFF and MARILYN LIFF, husband and wife, for a life estate, without any liability for waste, and with full power and authority in said life tenants, and the survivor, to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and with authority to cancel this deed by further conveyance which may destroy any and all rights the Grantees have under this deed, and upon the death of the last life tenant, the remainder, if any, to MICHAEL LIFF and BEVERLY HINDS, as tenants in common, each as to an undivided one-half interest, and whose mailing address is 9551 Weldon Circle, #214, Tamarac, FL 33321, Grantees.

WITNESSETH, that said Grantors, for and in consideration of the sum of Ten Dollars and 00/100-----, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

Unit 214, of WELDON CONDOMINIUM E according to the Declaration of Condominium thereof, as recorded in Official Records Book 27743 at Page 518 of the Public Records of Broward County, Florida.

SUBJECT TO: Real estate taxes for the current year and all subsequent years; all of the covenants, conditions, restrictions, limitations and easements of record without serving to reimpose same; and applicable zoning regulations and ordinances.


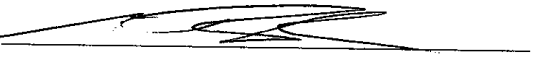
Property Appraiser's Parcel No.: 91 05 CA 029

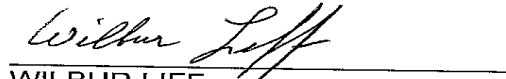
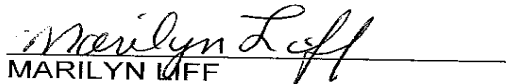
and said Grantors do hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons whomsoever.

No title examination was conducted in the preparation of this Deed.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

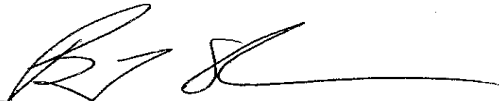

PAUL BARNES

MARK TARSHIS


WILBUR LIFF

MARILYN LIFF

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

The foregoing Instrument was acknowledged before me this 13th day of February, 2003, by WILBUR LIFF (who is personally known to me OR who produced _____ as identification).

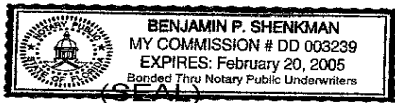
(SEAL)

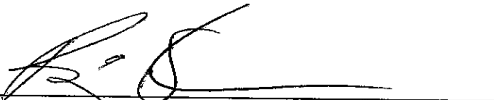


Notary Public, State of Florida
My commission expires:

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

The foregoing Instrument was acknowledged before me this 13th day of February, 2003, by MARILYN LIFF (who is personally known to me OR who produced _____ as identification).





Notary Public, State of Florida
My commission expires:

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 9/30/2014 2:45:01 PM.****

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

WELLS FARGO BANK NA
Plaintiff

CACE-13-009929

VS.

Division 11

USA DEPT OF HOUSING & URBAN DEVELOPMENT , HINDS,
BEVERLY ; LIFF, MICHAEL , KINGS POINT IN TAMARAC INC ,
WELDON NEIGHBORHOOD ASSOCIATION INC , WELDON
CONDOMINIUM ASSOCIATION INC
Defendant

Certificate of Title

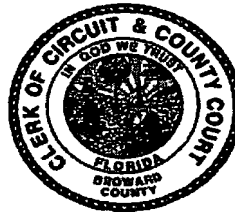
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on September 18, 2014, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida

- SEE ATTACHMENT -

Was sold to FEDERAL NATIONAL MORTGAGE ASSOCIATION
3900 WISCONSIN AVE NW WASHINGTON, DC, 20016

Witness my hand and the seal of this court on September 30, 2014



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration
\$82,000.00
Doc Stamps. \$574.00

**UNIT NO. 214, OF WELDON CONDOMINIUM E, ACCORDING TO THE
DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 27743,
AT PAGE 518, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

This Instrument Prepared by and Return to:
FFA Residential
Rick Felberbaum
4855 Technology Way, #550
Boca Raton, Florida 33431
#1020851/A141CMR/MC
Property Appraisers Parcel Identification (Folio) Numbers: 494105-CA-0290

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 8th day of **June, 2015** by **Fannie Mae AKA Federal National Mortgage Association**, a corporation organized under and existing pursuant to the laws of the United States whose post office address is: PO Box 650043, Dallas, TX 75265-0043, herein called the grantor, to **Maureen Ali, and Haroon Ali, as wife and husband**; whose post office address is: **9551 Weldon Circle, Apt. 214, Tamarac, FL 33321**; hereinafter called the Grantee: *(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida,
viz:

UNIT NO. 214, OF WELDON CONDOMINIUM E, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 27743, AT PAGE 518, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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 except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

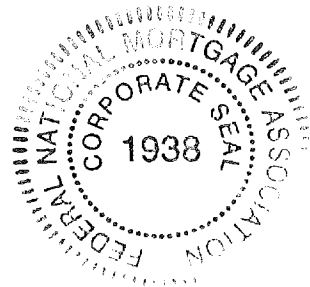
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Fannie Mae AKA Federal National Mortgage Association

By: Paola Loarca

Paola Loarca
ASST VICE PRESIDENT



[Handwritten Signature]

Witness Signature
Diane E. Sanders

Printed Witness Signature

[Handwritten Signature]

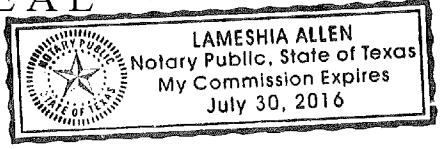
Witness Signature
DAVID J. RODRIGUEZ

Printed Witness Signature

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 20 day of April, 2015, by Paola Loarca for **Fannie Mae AKA Federal National Mortgage Association** on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

SEAL



[Handwritten Signature]
Notary Signature, State of _____

Printed Notary Name
Lameshia Allen

My Commission Expires:

DATE: April 1st, 2019
PROPERTY ID # 494105-CA-0290 (TD # 42850)

WARNING

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

MAUREEN ALI
9551 WELDON CIRCLE, APT. 214
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9551 WELDON CIRCLE #E214, TAMARAC, FL 33321 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 April 30, 2019\$9,212.01
- Or
- * Estimated Amount due if paid by May 14, 2019\$9,327.87

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 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

DATE: April 1st, 2019
PROPERTY ID # 494105-CA-0290 (TD # 42850)

WARNING

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STEVEN A WEINBERG, ESQ, REGISTERED AGENT
O/B/O KINGS POINT IN TAMARAC, INC
FRANK, WEINBERG & BLACK, P.L.
7805 SW 6 COURT
FORT LAUDERDALE, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9551 WELDON CIRCLE #E214, TAMARAC, FL 33321 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: April 1st, 2019
PROPERTY ID # 494105-CA-0290 (TD # 42850)

WARNING

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STEVEN S VALANCY, REGISTERED AGENT
O/B/O WELDON CONDOMINIUM E ASSOCIATION, INC.
311 SE 13 STREET
FORT LAUDERDALE, FL 33316

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

DATE: April 1st, 2019
PROPERTY ID # 494105-CA-0290 (TD # 42850)

WARNING

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WELDON CONDOMINIUM E ASSOCIATION, INC.,
C/O CONSOLIDATED COMMUNITY MANAGEMENT, INC
7124 N NOB HILL RD
TAMARAC, FL 33321

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

DATE: April 1st, 2019
PROPERTY ID # 494105-CA-0290 (TD # 42850)

WARNING

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CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321

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9551 WELDON CIRCLE, APT. 214
TAMARAC, FL 33321

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

- * Estimated Amount due if paid by April 30, 2019\$9,212.01
- Or
- * Estimated Amount due if paid by May 14, 2019\$9,327.87

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 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: April 1st, 2019
PROPERTY ID # 494105-CA-0290 (TD # 42850)

WARNING

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

KINGS POINT IN TAMARAC INC
C/O FRANK WEINBERG & BLACK
7805 SW 6 CT
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9551 WELDON CIRCLE #E214, TAMARAC, FL 33321 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.

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- * Estimated Amount due if paid by April 30, 2019\$9,212.01
- Or
- * Estimated Amount due if paid by May 14, 2019\$9,327.87

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: April 1st, 2019
PROPERTY ID # 494105-CA-0290 (TD # 42850)

WARNING

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

MAUREEN ALI
9551 WELDON CIR #E214
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9551 WELDON CIRCLE #E214, TAMARAC, FL 33321 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.

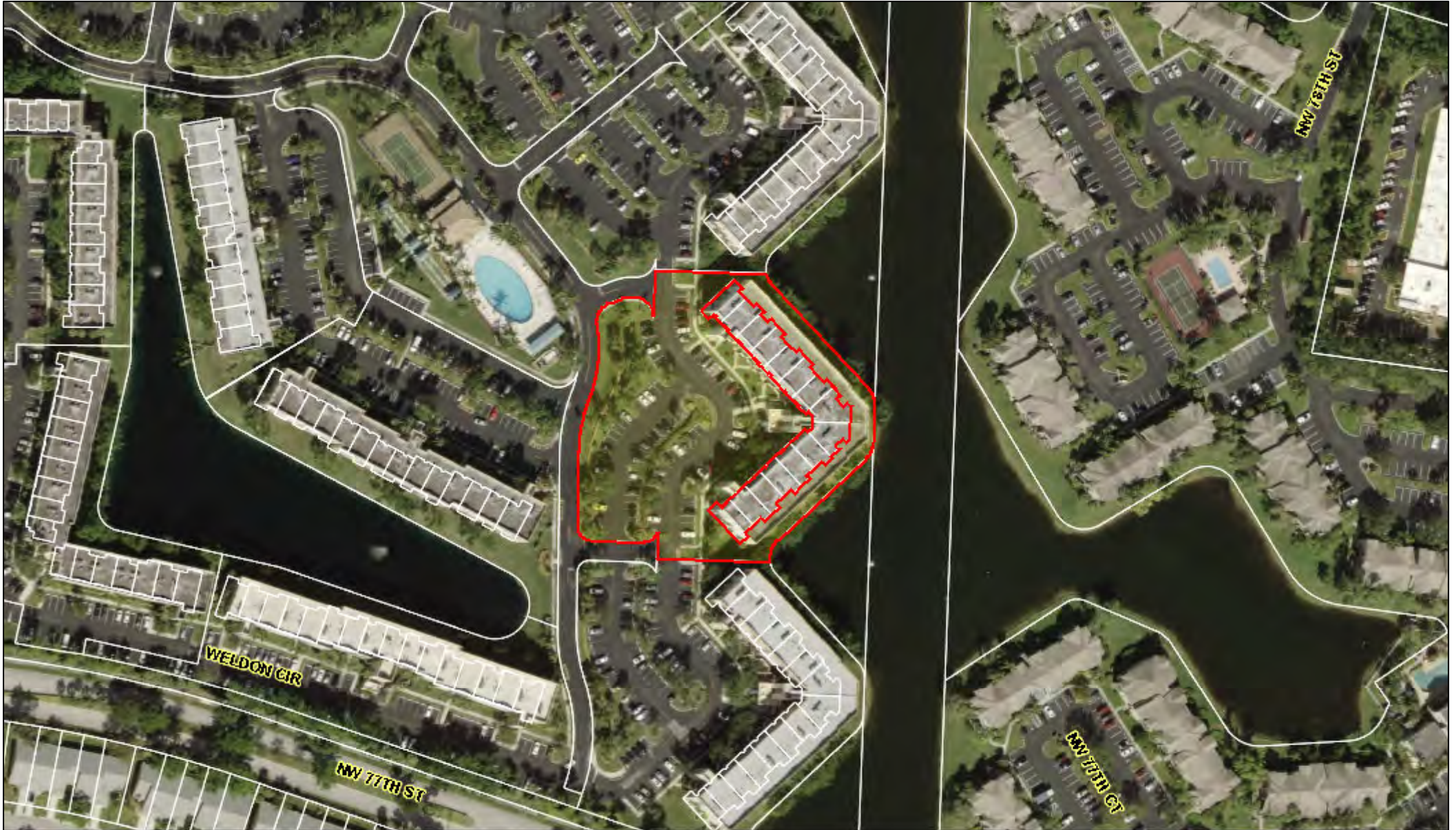
MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by April 30, 2019\$9,212.01
- Or
- * Estimated Amount due if paid by May 14, 2019\$9,327.87

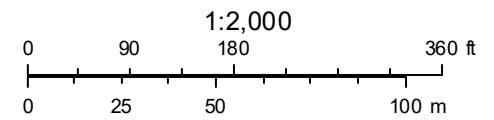
THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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



February 12, 2019



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

TD 42850 MAY 2019 WARNING

MAUREEN ALI

9551 WELDON CIR #E214

TAMARAC, FL 33321

Sent To

Street and Ap.

City, State, Zi.

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

See Reverse for Instructions

7018 2290 0001 3407 5014

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

\$ _____

Sent To

Street and Apt

City, State, Z.

TD 42850 MAY 2019 WARNING
KINGS POINT IN TAMARAC INC
C/O FRANK WEINBERG & BLACK
7805 SW 6 CT
PLANTATION, FL 33324

701A 2290 0001 3407 2501

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	\$ _____

Postage
\$ _____

Postmark
Here

Total Postage at \$ _____

Sent To _____

Street and Apt. # _____

City, State, ZIP+4 _____

TD 42850 MAY 2019 WARNING
HARON ALI
9551 WELDON CIR #E214
TAMARAC, FL 33321

701A 2290 0001 3407 2495

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	\$ _____

Postage
\$ _____

Postmark
Here

Total Postage a
\$ _____

Sent To

Street and Apt. #

City, State, ZIP+4

TD 42850 MAY 2019 WARNING
HAROON ALI
9551 WELDON CIRCLE, APT. 214
TAMARAC, FL 33321

701A 2290 0001 3407 2488

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	
\$	
Sent To	
Street and A	
City, State, :	

TD 42850 MAY 2019 WARNING
CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321

701A 2290 0001 3407 2471

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
\$ _____

TD 42850 MAY 2019 WARNING
WELDON CONDOMINIUM E ASSOCIATION, INC.,
C/O CONSOLIDATED COMMUNITY MANAGEMENT, INC
7124 N NOB HILL RD
TAMARAC, FL 33321

7016 2290 0001 3407 2464

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

TD 42850 MAY 2019 WARNING

STEVEN S VALANCY, REGISTERED AGENT

Sent To

O/B/O WELDON CONDOMINIUM E ASSOCIATION, INC.

311 SE 13 STREET

Street and Ap

FORT LAUDERDALE, FL 33316

City, State, Zi

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

See Reverse for Instructions

701A 2290 0001 3407 2457

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 \$ _____

Sent To _____

Street and Apt. _____

City, State, ZIP+4 _____

TD 42850 MAY 2019 WARNING
STEVEN A WEINBERG, ESQ, REGISTERED AGENT
O/B/O KINGS POINT IN TAMARAC, INC
FRANK, WEINBERG & BLACK, P.L.
7805 SW 6 COURT
FORT LAUDERDALE, FL 33324

701A 2290 0001 3407 2440

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

\$

Sent To

Street and A

City, State, Z

TD 42850 MAY 2019 WARNING
MAUREEN ALI
9551 WELDON CIRCLE, APT. 214
TAMARAC, FL 33321

7018 2290 0001 3407 2433

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 42850 MAY 2019 WARNING
 WELDON CONDOMINIUM E ASSOCIATION, INC.,
 C/O CONSOLIDATED COMMUNITY MANAGEMENT, INC
 7124 N NOB HILL RD
 TAMARAC, FL 33321



9590 9402 3236 7196 3427 49

2. Article Number (Transfer from service label)
 7018 2290 0001 3407 2464

COMPLETE THIS SECTION ON DELIVERY

A. Signature *XOR* Agent
 Addressee

B. Received by (Printed Name) *VR* C. Date of Delivery *4-2-19*

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

1. Article Addressed to:

TD 42850 MAY 2019 WARNING
 MAUREEN ALI
 9551 WELDON CIR #E214
 TAMARAC, FL 33321



2. Article Number (Transfer from service label)

7018 2290 0001 3407 5014

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 M Ali Agent
 Addressee

B. Received by (Printed Name) *Ms Ali* C. Date of Delivery *4-1-19*

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

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 42850 MAY 2019 WARNING
 MAUREEN ALI
 9551 WELDON CIRCLE, APT. 214
 TAMARAC, FL 33321



9590 9402 3236 7196 3118 20

2. Article Number (Transfer from service label)

7018 2290 0001 3407 2433

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 M Ali Agent
 Addressee

B. Received by (Printed Name) *M. ALI* **C. Date of Delivery** *4.1.19*

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 |

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 42850 MAY 2019 WARNING
 HAROON ALI
 9551 WELDON CIR #E214
 TAMARAC, FL 33321



2. Article Number (Transfer from service label)

7018 2290 0001 3407 2495

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X M Ali

B. Received by (Printed Name) *M - ALI* C. Date of Delivery *4-1-19*

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

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 42850 MAY 2019 WARNING
 CITY OF TAMARAC
 C/O FINANCIAL SERVICES
 7525 NW 88 AVE
 TAMARAC, FL 33321



9590 9402 3236 7196 3427 32

2. Article Number (Transfer from service label)

7018 2290 0001 3407 2471

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
 J. Randle 4/2/19

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42850 MAY 2019 WARNING
 STEVEN S VALANCY, REGISTERED AGENT
 O/B/O WELDON CONDOMINIUM E ASSOCIATION, INC.
 311 SE 13 STREET
 FORT LAUDERDALE, FL 33316



2. Article Number (Transfer from service label)

7018 2290 0001 3407 2457
 Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 4-1-19

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 |

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 42350 MAY 2019 WARNING
 HAROON ALI
 9551 WELDON CIRCLE, APT. 214
 TAMARAC, FL 33321



9590 9402 3236 7196 3427 25

2. Article Number (Transfer from service label)

7018 2290 0001 3407 2488

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X M Ali Agent
 Addressee

B. Received by (Printed Name) **C. Date of Delivery**
 M- Ali 4.1.19

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

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:

ID 42850 MAY 2019 WARNING
 CITY OF TAMARAC
 C/O FINANCIAL SERVICES
 7525 NW 88 AVE
 TAMARAC, FL 33321



9590 9402 3236 7196 3427 32

2. Article Number (Transfer from service label)

7018 2290 0001 3407 2471

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 J. Randle 4/2/19

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

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 42850 MAY 2019 WARNING
 STEVEN A. WEINBERG, ESQ, REGISTERED AGENT
 O/B/O KINGS POINT IN TAMARAC, INC
 FRANK, WEINBERG & BLACK, P.L.
 7805 SW 6 COURT
 FORT LAUDERDALE, FL 33324



2. Article Number (Transfer from service label)

7018 2290 0001 3407 2440

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
M. De La Rosa

B. Received by (Printed Name) C. Date of Delivery
 Melissa De La Rosa 0408

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

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

1. Article Addressed to:

TD 42850 MAY 2019 WARNING
 KINGS POINT IN TAMARAC INC
 C/O FRANK WEINBERG & BLACK
 7805 SW 6 CT
 PLANTATION, FL 33324



9590 9402 3236 7196 3427 01

2. Article Number (Transfer from service label)

7018 2290 0001 3407 2501

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *M. De La Rosa*

- Agent
- Addressee

B. Received by (Printed Name)
Melissa De La Rosa

C. Date of Delivery
0415

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

- 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