

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**

**Phone: (412) 391-5555 Fax: (412) 391-7608**

**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 10/20/2020

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 10/18/2020

**CERTIFICATE #** 2011-5952

**ACCOUNT #** 494025012710

**ALTERNATE KEY #** 257180

**TAX DEED APPLICATION #** 42971

**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:**

FLA FRUIT LANDS CO SUB NO 1 25-49-40 2-17 D TRACT 10 LESS S 25 OF N1/2 & LESS N 25 OF S1/2 FOR RD & LESS LOTS 1 THRU 28 AS DEPICTED ON SALES MAP & REC ON OR 9060/659

**PROPERTY ADDRESS:** NW 118 AVENUE, PLANTATION FL 33323

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

RICHARD F KLOSIEWICZ &

KYLE S MCPHAIL

3207 LEIGH ROAD

POMPANO BEACH, FL 33062 (Matches Property Appraiser records.)

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

RICHARD F. KLOSIEWICZ OR KYLE S. MCPHAIL OR: 35259, Page: 1819

3207 LEIGH RD

POMPANO BEACH, FL 33062 (Per Tax Deed)

**MORTGAGE HOLDER OF RECORD:**

None found.

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

MANUEL GARCIA-CALDERON

1629 NW 80 TH AVE UNIT 29 I

MARGATE, FL 33063 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4940 25 01 2710

**CURRENT ASSESSED VALUE:** \$5,330

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:**

1. 2020-20641
2. 2020-4323

**OPEN BANKRUPTCY FILINGS FOUND?** No

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

Tax Deed

OR: 25443, Page: 463

Quit Claim Deed

OR: 30727, Page: 898

(Grantors did not hold valid title to this property to convey subject property to the City of Plantation.)

**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.**

***Suzette Servas***

Title Examiner

<b>Site Address</b>	NW 118 AVENUE, PLANTATION FL 33323	<b>ID #</b>	4940 25 01 2710
<b>Property Owner</b>	KLOSIEWICZ, RICHARD F & MCPHAIL, KYLE S	<b>Millage</b>	2212
<b>Mailing Address</b>	3207 LEIGH ROAD POMPANO BEACH FL 33062	<b>Use</b>	94

<b>Abbr Legal Description</b>	FLA FRUIT LANDS CO SUB NO 1 25-49-40 2-17 D TRACT 10 LESS S 25 OF N1/2 & LESS N 25 OF S1/2 FOR RD & LESS LOTS 1 THRU 28 AS DEPICTED ON SALES MAP & REC ON OR 9060/659
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The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$5,330		\$5,330	\$5,330	
2018	\$5,330		\$5,330	\$5,330	\$275.82
2017	\$5,330		\$5,330	\$5,330	\$253.39

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$5,330	\$5,330	\$5,330	\$5,330
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$5,330	\$5,330	\$5,330	\$5,330
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$5,330	\$5,330	\$5,330	\$5,330

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/23/2003	TXD	\$8,600	35259 / 1819	\$0.50	10,656	SF
9/25/1996	TXD	\$5,400	25443 / 463			
1/1/1968	WD	\$12,000				
				<b>Adj. Bldg. S.F.</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
				D		PL		
				D				
				.24				

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42971

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 December 2020, 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:

RICHARD F. KLOSIEWICZ  
3207 LEIGH RD  
POMPANO BEACH, FL 33062

\*GOLDFARB, ADAM D  
11501 MW 21 CT  
PLANTATION, FL 33323

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

KYLE S MCPHAIL  
3207 LEIGH RD  
POMPANO BEACH, FL 33062-  
1213

\*RAM, RAMPATI  
2260 NW 118 AVE  
PLANTATION, FL 33323

\*ALONSO, FERNANDO BAENA-  
ALONSO, ANGELICA M  
11761 NW 23RD ST  
PLANTATION, FL 33323-3332  
\*ST LUCE, PHILLIP PHILLIP ST  
LUCE REV TRUST  
11500 NW 23 ST  
PLANTATION, FL 33323

\*CITY OF PLANTATION  
400 NW 73 AVE  
PLANTATION, FL 33317-1609

\*URBISTONDO, MELANIE  
FLORINDA H/E GOCKE, PAUL  
VINCENT  
11490 NW 23RD STREET  
PLANTATION, FL 33323

**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 December 2020 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 42971

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: 494025-01-2710  
Certificate Number: 5952  
Date of Issuance: 06/01/2012  
Certificate Holder: MANUEL GARCIA-CALDERON  
Description of Property: FLA FRUIT LANDS CO SUB NO 1  
25-49-40 2-17 D  
TRACT 10 LESS S 25 OF N1/2 &  
See Additional Legal on Tax Roll

Name in which assessed: KLOSIEWICZ,RICHARD F & MCPHAIL,KYLE S  
Legal Titleholders: KLOSIEWICZ,RICHARD F &  
MCPHAIL,KYLE S  
3207 LEIGH ROAD  
POMPANO BEACH, FL 33062

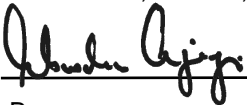
All of said property being in the County of Broward, State of Florida.

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 January ,2021 . 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 29th day of October , 2020 .

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: 12/17/2020, 12/24/2020, 12/31/2020 & 01/07/2021  
Minimum Bid: 6306.94

**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 SCHERRIE A. THOMAS, 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

42971  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 5952

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

12/17/2020 12/24/2020 12/31/2020 01/07/2021

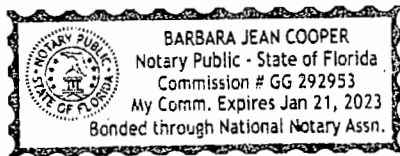
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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.

*Scherrie A Thomas*

Sworn to and subscribed before me this  
7 day of JANUARY, A.D. 2021

*Barbara Jean Cooper*

(SEAL)  
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
TAX DEED NUMBER 42971**

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: 494025-01-2710  
Certificate Number: 5952  
Date of Issuance: 06/01/2012

Certificate Holder:  
MANUEL GARCIA-CALDERON

Description of Property:  
FLA FRUIT LANDS CO SUB NO 1  
25-49-40 2-17 D

TRACT 10 LESS S 25 OF N 1/2 &  
See Additional Legal on Tax Roll  
Name in which assessed:

KLOSIEWICZ, RICHARD F &  
MCPHAIL, KYLE S

Legal Titleholders:  
KLOSIEWICZ, RICHARD F &  
MCPHAIL, KYLE S  
3207 LEIGH ROAD  
POMPANO BEACH, FL 33062

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 January, 2021. 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 29th day of October, 2020.  
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: 6306.94

401-314  
12/17-24-31 1/7 20-10/0000501463B



**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20040628

Broward County, FL VS Richard F. Klosiewicz and/or Kyle S. McPhail

**RETURN OF SERVICE**



Court Case # TD 42971

Hearing Date: 01/20/2021

Received by CCN 13200

12/18/2020 2:20 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Richard F. Klosiewicz and/or Kyle S. McPhail 3207 Leigh Road Pompano Beach FL 33062**

Served:

X

Not Served:

Broward County Revenue-Delinquent Tax Section  
115 S. Andrews Ave.  
Room A-100  
Fort Lauderdale FL 33301

Date: 12/16/2020 Time: 11:14 AM

On Richard F. Klosiewicz and/or Kyle S. McPhail 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 copy of the complaint petition or initial pleading by the following method:

**Other Returns: Other Returns**

/

**COMMENTS:** POSTED

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

**Gregory Tony, Sheriff  
Broward County, Florida**

By:

D.S.

**T. DeShazor, #13200**

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494025-01-2710 (TD # 42971)

# 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

**ORIGINAL  
DOCUMENT**

RECEIVED SHERIFF  
2020 DEC -9 AM 7:41  
BROWARD COUNTY FLORIDA

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 December 31, 2020 .....\$5,423.67

Or

\* Amount due if paid by January 19, 2021 .....\$5,477.82

\*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 January 20, 2021 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

KLOSIEWICZ, RICHARD F AND/OR  
MCPHAIL, KYLE S  
3207 LEIGH ROAD  
POMPANO BEACH, FL 33062

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

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20040628

Broward County, FL VS Richard F. Klosiewicz and/or Kyle S. McPhail

**RETURN OF SERVICE**



Court Case # TD 42971

Hearing Date: 01/20/2021

Received by CCN 17233

12/11/2020 7:40 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Richard F. Klosiewicz and/or Kyle S. McPhail** NW 118 Avenue Plantation FL 33323

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section  
115 S. Andrews Ave.  
Room A-100  
Fort Lauderdale FL 33301

Date: 12/11/2020 Time: 3:11 PM

On Richard F. Klosiewicz and/or Kyle S. McPhail 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 copy of the complaint petition or initial pleading by the following method:

**Other Returns: Other Returns**

/

**COMMENTS:** Posted on yellow concrete post by fire hydrant.

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

**Gregory Tony, Sheriff  
Broward County, Florida**

By: *Veronika Rodriguez* 17233

D.S.

**V. Rodriguez, #17233**

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494025-01-2710 (TD #42971)

RECEIVED SHERIFF  
2020 DEC -9 AM 7:41  
BROWARD COUNTY, FLORIDA

# WARNING

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

**NOTE**

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- \* Amount due if paid by December 31, 2020 .....\$5,423.67
- Or
- \* Amount due if paid by January 19, 2021 .....\$5,477.82

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON January 20, 2021 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

KLOSIEWICZ, RICHARD F AND/OR  
MCPHAIL, KYLE S  
NW 118 AVE  
PLANTATION, FL 33323

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

Tax Deed File No. 18938 BK 25443PG0463  
Property Identification No. 9025 01 271

DR-506  
R. 01/95

96-477179 T#001  
09-26-96 02:52PM

\$ 37.80  
DOCU. STAMPS-DEED

RECVD. BROWARD CTY  
B. JACK OSTERHOLT

COUNTY ADMIN.

# Tax Deed

State of Florida

County of BROWARD

FOR OFFICIAL USE ONLY

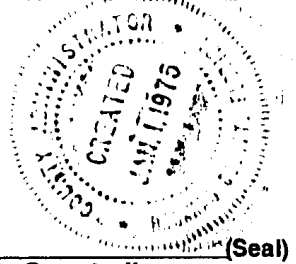
The following Tax Sale Certificate Numbered 9647 issued on MAY 27, 1994 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the day of September 25th, 1996, offered for sale as required by law for cash to the highest bidder and was sold to LEONARD MALDONADO

whose address is 2415 MADISON STREET, HOLLYWOOD, FL 33023, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 25th day of SEPTEMBER, 1996, in the County of BROWARD, State of Florida, in consideration of the sum of (\$5,400.00) FIVE THOUSAND FOUR HUNDRED AND NO/100.....Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

FLA FRUIT LANDS CO SUB NO 1  
25-49-40 2-17 D  
TRACT 10 LESS S 25 OF N $\frac{1}{2}$  &  
LESS N 25 OF S $\frac{1}{2}$  FOR RD &  
LESS LOTS 1 THRU 28 AS  
DEPICTED ON SALES MAP &  
REC ON OR 9060/659

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



Witness: Jesse J. Fry  
Diana Hernandez

J. Murray Robertson (Seal)  
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator  
BROWARD County, Florida.

State of Florida

County of BROWARD

On this 25th day of SEPTEMBER, 1996, before me, John Cameron Story, Jr. personally appeared J. Murray Robertson, Deputy Co. Admin., Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

John Cameron Story, Jr.

Send & Return to:  
**Donna Hernandez**  
Front Recording

OFFICIAL NOTARY SEAL  
JOHN CAMERON STORY JR  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC255821  
MY COMMISSION EXP. JUNE 18, 1997

WILLCALL

324

# Notice of Application for Tax Deed No. 18938

NOTICE is hereby given that T & D PROPERTIES OF S. FLORIDA

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:

Certificate No. 9647 Year of Issuance 5/27/94

Description of Property: PROP. ID#9025 01 271

FLA FRUIT LANDS CO SUB	S1/2 FOR RD & LESS
NO 1	LOTS 1 THRU 28 AS
25-49-40 2-17 D	DEPICTED ON SALES
TRACT 10 LESS S 25 OF	MAP & REC ON OR
N1/2 & LESS N 25 OF	9060/659

Name in which assessed: GOTTUS, F J & HELLA E

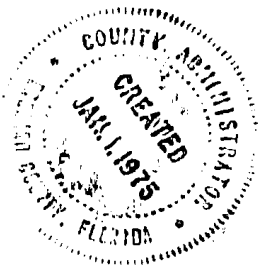
Legal Titleholder: FRANK J. GOTTUS and HELLA E. GOTTUS

EX 25443260464

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 at the Courthouse door on the 25TH day of SEPTEMBER 1996 at 201 S.E. 6TH STREET FORT LAUDERDALE, FLORIDA AT 10:00 A.M.

Dated this 16TH day of AUGUST 19 96



B. Jack Osterholt  
 County Administrator  
 REVENUE COLLECTION DIVISION

By J. Murray Robertson  
 Deputy  
 J. MURRAY ROBERTSON

Publish: DAILY BUSINESS REVIEW  
 Issues: 8/22, 8/29, 9/5 & 9/12, 1996

### CERTIFICATE OF MAILING NOTICES

Tax Deed No. 18938

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF BROWARD )

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the  
26TH day of AUGUST A.D. 19 96, mail a copy of the Notice of Application

for Tax Deed to the following persons:

Gottus, F.J., 11491 NW 20 Ct., Ft. Lauderdale, FL 33323-2005  
Gottus, Hella E., 11491 NW 20 Ct., Ft. Lauderdale, FL 33323-2005  
Frank J. Gottus, 11491 NW 20 Ct., Ft. Lauderdale, FL 33323

F\*PAD, No Address Listed

RE: Warranty Deed: Frank J. Gottus & Hella E. Gottus

City of Plantation, City Hall, 400 NW 73 Ave., Plantation, FL 33317

Broward County Engineering Division  
Right of Way Section, Attn: Henry Cock  
Governmental Center, Room 321  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301 (INTER-OFFICE)

Office of Environmental Services, Attn: Ken Wilson  
2555 W. Copans Road, Pompano Beach, FL 33069 (INTER-OFFICE)

Broward County Sheriff's Dept.  
Attn: Evelyn Dillworth-Civil Division  
Ft. Lauderdale, FL 33315 (INTER-OFFICE)

25443760465

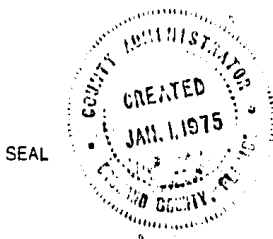
RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

Included in the names and addresses of the persons appearing herein are those of the owner or owners and each mortgagee, if any, if the name and addresses of said persons appear on the tax roll for the year in which the taxes were last extended on the property described in the above mentioned application for Tax Deed and the name and address of the person last paying taxes upon the property under this Tax Deed Application, as shown by the Tax Collector's receipt book.

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'.

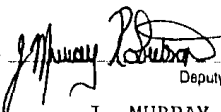
A copy of said notice was mailed by certified mail to the municipality and to other taxing districts in which the property described in this Tax Deed Application is situated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 9TH day of  
AUGUST A.D. 19 96, in compliance with Section 197.256, Florida Statutes, 1973, as amended  
by Chapter 75-192, House Bill No. 74, Laws of Florida 1975.



**B. JACK OSTERHOLT**  
COUNTY ADMINISTRATOR

Finance and Administrative Services Department  
Revenue Collection Division

By   
Deputy

J. MURRAY ROBERTSON

Tax Deed File No. 20882  
Property Identification No. 9025-01-2710

DR-506  
R. 01/95

# Tax Deed

State of Florida

County of BROWARD

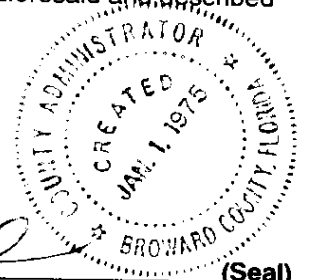
FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 10420 issued on May 30, 1997 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 22nd day of May, 2003, offered for sale as required by law for cash to the highest bidder and was sold to RICHARD F. KLOSIEWICZ or KYLE S. McPHAIL

whose address is 3207 LEIGH RD., POMPANO BEACH, FL 33062, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 23rd day of May, 2003, in the County of BROWARD, State of Florida, in consideration of the sum of (\$8,513.90) Eight Thousand Five Hundred Thirteen and 90/100... Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

FLA FRUIT LANDS CO SUB NO 1  
25-49-40 2-17 D  
TRACT 10 LESS S 25 OF N 1/2 & LESS N 25  
OF S 1/2 FOR RD & LESS LOTS 1 THRU 28  
AS DEPICTED ON SALES MAP & REC ON  
OR 9060/659



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

Witness: Serry Rogun  
Heather Ryan

Jan Leland (Seal)  
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator  
BROWARD County, Florida.

State of Florida

County of BROWARD

On this 23rd day of May, 2003, before me, John Cameron Story, Jr. personally appeared Jan Leland, Deputy Co. Administrator, Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

John Cameron Story, Jr.  
JOHN CAMERON STORY, JR.



John Cameron Story, Jr.  
Commission # DD 008704  
Expires June 18, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

WILL CALL



Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department

REVENUE COLLECTION DIVISION

NOTICE OF APPLICATION FOR TAX DEED NO. 20882

NOTICE is hereby given that RICHARD F. KLOSIEWICZ or KYLE S. McPHAIL

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:

Certificate No. 10420 Year of Issuance 5/30/97

Description of Property: PROP. ID.# 9025 01 271  
FLA FRUIT LANDS CO SUB  
NO 1 25-49-40 2-17 D  
TRACT 10 LESS S 25 OF N $\frac{1}{2}$   
& LESS N 25 OF S $\frac{1}{2}$  FOR RD  
& LESS LOTS 1 THRU 28 AS  
DEPICTED ON SALES MAP &  
REC ON OR 9060/659

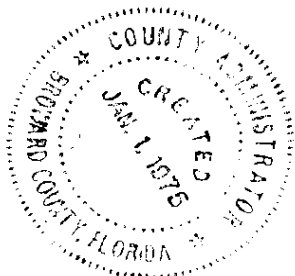
Name in which assessed: MALDONADO, LEONARD

Legal Titleholder: LEONARD MALDONADO

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 at the Courthouse door on the 22nd day of May 20 03 at  
201 S.E. 6th Street, Fort Lauderdale, Florida at 10:00 A.M.  
Dated this 11th day of April 20 03



Roger J. Desjarlais  
County Administrator  
REVENUE COLLECTION DIVISION

By Indra C. Lalsingh  
Deputy  
Indra C. Lalsingh

Publish: DAILY BUSINESS REVIEW  
Issues: 4/17, 4/24, 5/1 & 5/8, 2003

Board of County Commissioners, Broward County, Florida  
Revenue Collection Division

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed No. 20882**

**For Official Use Only**

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF BROWARD )

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 29th day of April, A.D. 2003, 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:

Maldonado, Leonard; 2415 Madison St., Hollywood, FL 33020-5326  
Leonard Maldonado; 2440 Madison St., Hollywood, FL 33020-5327  
Leonard Maldonado; 1924 Griffin Ave., Lady Lake, FL 32159-3193

City of Plantation, City Hall; 400 NW 73 Ave., Plantation, FL 33317  
Rajendra Ramjeet; 800 W. Plantation Cir., Plantation, FL 33324  
RE: Cert #13896; Sale of 2001

Internal Revenue Service, Attn: Kathleen Fisher; PO Box 17167-Stop 5720, Ft. Lauderdale, FL 33318

Broward County Engineering Division; Right of Way Section, Attn: Henry Cook  
One N. University Dr., Ste 300-B  
Plantation, FL 33324-2038

(INTER-OFFICE)

Office of Environmental Services, Attn: Len Neff  
2555 W. Copans Rd., Pompano Beach, FL 33069

(INTER-OFFICE)

Public Works Dept.; Real Property  
Governmental Center, Rm. 326, Attn: Dale C. Wilson  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

Broward County Office of Economic Development, Urban Redevelopment Section, Rm A-540  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

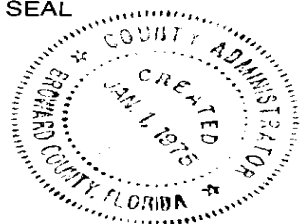
(INTER-OFFICE)

**I certify that notice was provided pursuant to Florida Statutes, Section 197.02(4)**

I further certify that I enclosed with every copy, mailed, a statement as follows: 'Warning - property in which you are interested is listed in the copy of the enclosed notice.'

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 29th day of April A.D. 2003, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL



**Roger J. Desjarlais**  
COUNTY ADMINISTRATOR

Finance and Administrative Services Department  
Revenue Collection Division

By Jan Leland  
Deputy

**Jan Leland**



**INSTR # 100439030**  
**OR BK 30727 PG 0898**  
 RECORDED 08/02/2000 02:57 PM  
 COMMISSION  
 BROWARD COUNTY  
**DOC STMP-D 0.70**  
 DEPUTY CLERK 1033

PREPARED BY AND RETURN TO:  
 DONALD J. LUNNY, JR., ESQ.  
 BRINKLEY, MCNERNEY, MORGAN, SOLOMON & TATUM, LLP  
 P O BOX 522  
 FT LAUDERDALE FL 33302-0522

\_\_\_\_\_ Space above this line for recording data

**This Quit-Claim Deed**, Executed this 24 day of July,  
 A.D., 2000, by

**FRANK J. GOTTUS AND HELLA E. GOTTUS, HIS WIFE**

whose postoffice address is 11491 NW 20<sup>th</sup> Court, Plantation, Florida 33324

first party, to **THE CITY OF PLANTATION, a Florida municipal corporation,**

whose postoffice address is 400 NW 73<sup>rd</sup> Avenue, Plantation, Florida 33317

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 of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

**PARCEL 1**

A portion of Tract 10, Section 25, Township 49 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of the Northeast ¼ of the said Section 25, Township 49 South, Range 40 East; thence North 00°25'33" West along the West line of the said Northeast ¼ of Section 25, a distance of 335.66 feet; thence South 89°33'27" East, a distance of 15.00 feet to the POINT OF BEGINNING; thence continue North 00°25'33" West, along a line 15 feet East of and parallel to the West line of the said Northeast ¼ of Section 25 a distance of 142.82 feet; thence South 89°30'39" East, a distance of 50.41 feet; thence South 45°01'54" West, a distance of 35.64 feet; thence South 00°25'33" East, along a line 40 feet East of and parallel to the West line of the Northeast ¼ of Section 25, a distance of 117.39 feet; thence North 89°33'27" West, a distance of 25.01 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Plantation, Broward County, Florida.

AND

PARCEL 2

A portion of Tract 10, Section 25, Township 49 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of the Northeast 1/4 of the said Section 25, Township 49 South, Range 40 East; thence North 00°25'33" West along the West of the said Northeast 1/4 of Section 25, a distance of 671.32 feet; thence South 89°27'52" East, a distance of 15.00 feet to the POINT OF BEGINNING; thence continue South 89°27'52" East, a distance of 25.00 feet; thence South 00°25'33" East along a line 40 feet East of and parallel to the West line of the said Northeast 1/4 of Section 25, a distance of 118.18 feet; thence South 44°58'06" East, a distance of 35.08 feet; thence North 89°30'39" West, a distance of 49.51 feet; thence North 00°25'33" West, along a line 15 feet East of and parallel to the West line of the said Northeast 1/4 of Section 25, a distance of 142.81 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Plantation, Broward County, Florida. A sketch of Parcel 1 and Parcel 2 is attached as Composite Exhibit "A" to this Deed.

**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.

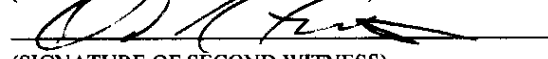
Signed, sealed and delivered in presence of:



(SIGNATURE OF FIRST WITNESS)

DIANE FARBSTEIN

(TYPED NAME OF FIRST WITNESS)



(SIGNATURE OF SECOND WITNESS)

DAVID F. FARBSTEIN

(TYPED NAME OF SECOND WITNESS)

  
FRANK J. GOTTUS

  
HELLA E. GOTTUS

STATE OF  
COUNTY OF

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared FRANK J. GOTTUS and HELLA E. GOTTUS, his wife, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same and who has/have produced his/her driver's license(s) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of July, 2000.



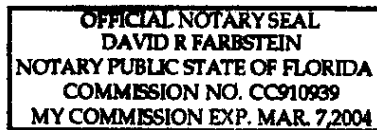
NOTARY PUBLIC

DAVID R. FARBSTEIN

(PRINTED NAME OR STAMP)

My Commission expires:

My Commission No. is:



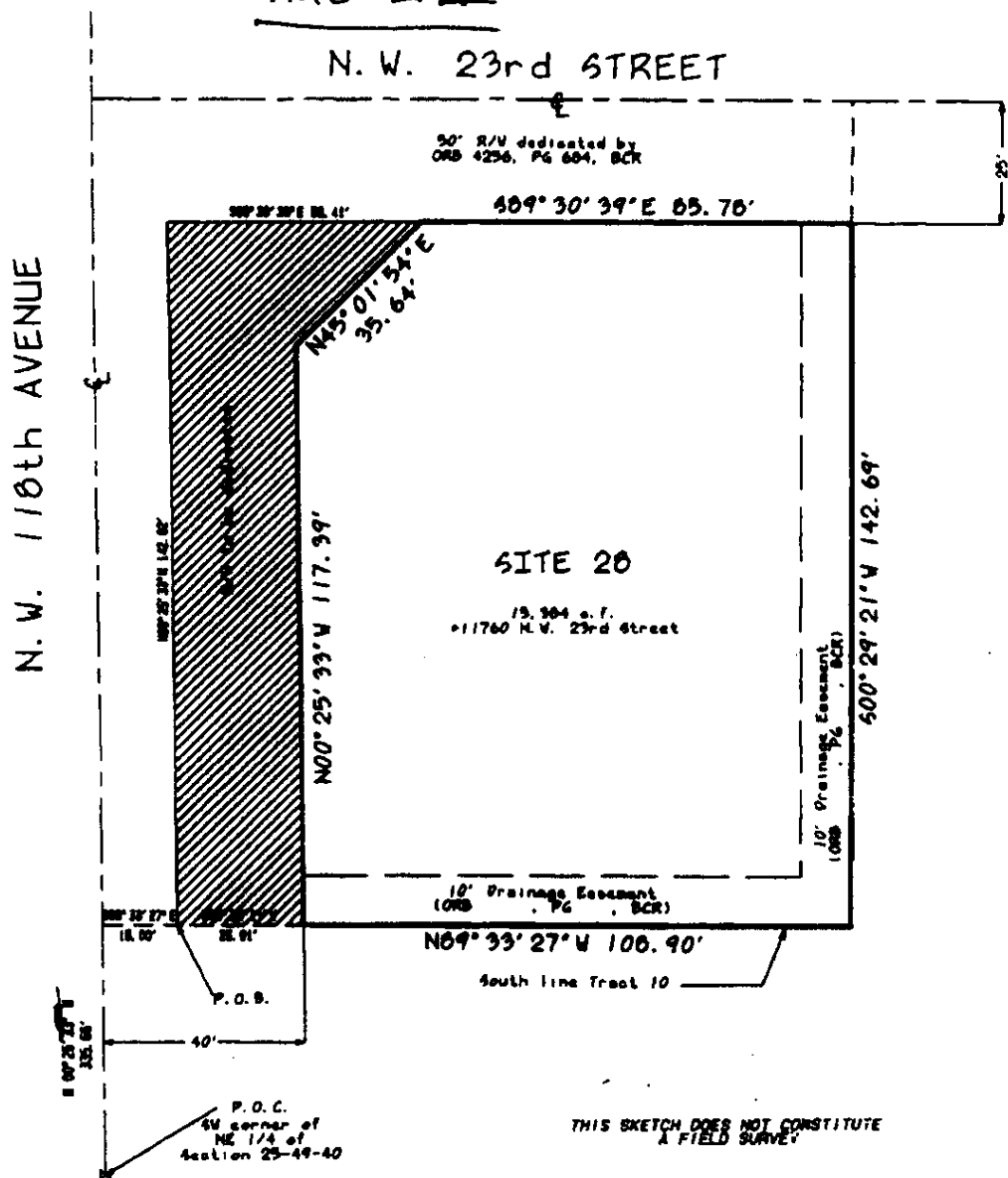
# SKETCH OF R/W TO BE DEDICATED

A portion of Tract 10, Section 25, Township 49 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, being more particularly described as follows:

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Said lands situate, lying and being in the City of Plantation, Broward County, Florida.

## PARCEL 1



THIS SKETCH DOES NOT CONSTITUTE A FIELD SURVEY

FOR: LABIDOU  
NO.: 9907036  
DATE: 8/5/99  
FILENAME: LABIDOU  
SCALE: 1" = 30'

EXHIBIT "A" PAGE 1

*Mimi A. Hill* 8/5/99  
MIMI A. HILL REGISTERED LAND SURVEYOR NO. 3968 STATE OF FLORIDA  
JEFFREY J. HITT REGISTERED LAND SURVEYOR NO. 4717 STATE OF FLORIDA



### DENI ASSOCIATES

5701 PINE ISLAND ROAD, SUITE 260, TAMARAC, FL. 33321 (954)-720-1042 FAX (954)-720-1045

LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS

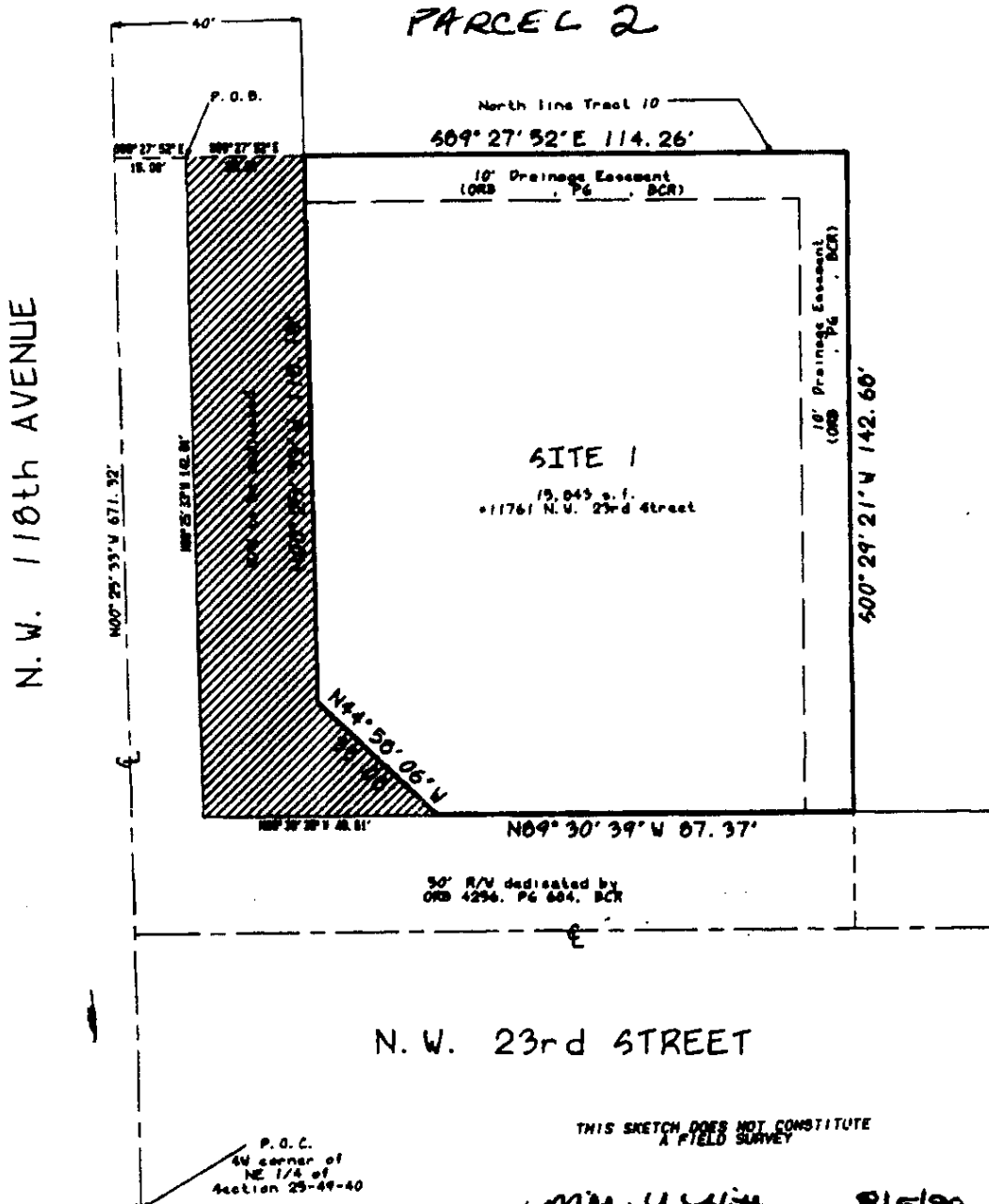
OR BK 30727 PG 0901

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Said lands situate, lying and being in the City of Plantation, Broward County, Florida.



THIS SKETCH DOES NOT CONSTITUTE A FIELD SURVEY

*M. L. Hitt* 8/5/99  
 MILD L. HITT REGISTERED LAND SURVEYOR NO. 5863 STATE OF FLORIDA  
 JEFFREY J. HITT REGISTERED LAND SURVEYOR NO. 4717 STATE OF FLORIDA

FOR: LAB100U  
 NO.: 9907035  
 DATE: 8/5/99  
 FILENAME: LAB100U  
 SCALE: 1" = 30'

EXHIBIT "A" PAGE 2



**DENI ASSOCIATES**  
 5701 PINE ISLAND ROAD, SUITE 260, TAMARAC, FL. 33321 (954)-720-1042 FAX (954)-720-1045  
 LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS

OR BK 30727 PG 0902

**DATE: December 1st, 2020**  
**PROPERTY ID # 494025-01-2710 (TD # 42971)**

# WARNING

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

KLOSIEWICZ, RICHARD F  
3207 LEIGH ROAD  
POMPANO BEACH, FL 33062

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 118 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- \* Estimated Amount due if paid by December 31, 2020 .....\$5,423.67
- Or
- \* Estimated Amount due if paid by January 19, 2021 .....\$5,477.82

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 20, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)



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

DATE: December 1st, 2020

PROPERTY ID # 494025-01-2710 (TD # 42971)

# WARNING

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

\*ALONSO, FERNANDO BAENA-  
ALONSO, ANGELICA M  
11761 NW 23RD ST  
PLANTATION, FL 33323-3332

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 118 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

DATE: December 1st, 2020  
PROPERTY ID # 494025-01-2710 (TD # 42971)

# WARNING

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

\*CITY OF PLANTATION  
400 NW 73 AVE  
PLANTATION, FL 33317-1609

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 118 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: December 1st, 2020  
PROPERTY ID # 494025-01-2710 (TD # 42971)

# WARNING

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

\*GOLDFARB, ADAM D  
11501 MW 21 CT  
PLANTATION, FL 33323

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 118 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- \* Estimated Amount due if paid by December 31, 2020 .....\$5,423.67
- Or
- \* Estimated Amount due if paid by January 19, 2021 .....\$5,477.82

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 20, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

DATE: December 1st, 2020  
PROPERTY ID # 494025-01-2710 (TD # 42971)

# WARNING

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

\*RAM, RAMPATI  
2260 NW 118 AVE  
PLANTATION, FL 33323

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 118 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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**DATE: December 1st, 2020**  
**PROPERTY ID # 494025-01-2710 (TD # 42971)**

# WARNING

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

\*ST LUCE, PHILLIP PHILLIP ST LUCE REV TRUST  
11500 NW 23 ST  
PLANTATION, FL 33323

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**DATE: December 1st, 2020**  
**PROPERTY ID # 494025-01-2710 (TD # 42971)**

# WARNING

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

\*URBISTONDO, MELANIE FLORINDA H/E GOCKE, PAUL VINCENT  
11490 NW 23RD STREET  
PLANTATION, FL 33323

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

**DATE: December 1st, 2020**  
**PROPERTY ID # 494025-01-2710 (TD # 42971)**

# WARNING

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

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

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DATE: December 1st, 2020  
PROPERTY ID # 494025-01-2710 (TD # 42971)

# WARNING

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

KYLE S MCPHAIL  
3207 LEIGH RD  
POMPANO BEACH, FL 33062-1213

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



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**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	\$ _____

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**TD 42971 JANUARY 2021 WARNING**  
**RICHARD F. KLOSIEWICZ**  
**3207 LEIGH RD**  
**POMPANO BEACH, FL 33062**

7020 0640 0000 1563 7563

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

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Postage

\$ Total

TD 42971 JANUARY 2021 WARNING

\$ Sent

KYLE S MCPHAIL

Street

3207 LEIGH RD

City, State, ZIP+4

POMPANO BEACH, FL 33062-1213

City, State, ZIP+4

7020 0640 0000 1593 7556

U.S. Postal Service™  
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TD 42971 JANUARY 2021 WARNING  
CITY OF PLANTATION  
ATTN ANNA C OTINIANO  
FINANCE DIRECTOR  
400 NW 73 AVE  
PLANTATION, FL 33317

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**OFFICIAL USE**

Certified Mail Fee

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

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

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Serial

Street

City

**TD 42971 JANUARY 2021 WARNING**

\*ALONSO, FERNANDO BAENA-

ALONSO, ANGELICA M

11761 NW 23RD ST

PLANTATION, FL 33323-3332

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

See Reverse for Instructions

7020 0640 0000 1593 7549

7020 0640 0000 1593 7532

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**OFFICIAL USE**

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

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Sent To

Street an

City, State

**TD 42971 JANUARY 2021 WARNING**  
**\*CITY OF PLANTATION**  
**400 NW 73 AVE**  
**PLANTATION, FL 33317-1609**

7020 0640 0000 1593 7525

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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**OFFICIAL USE**

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

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Total	<b>TD 42971 JANUARY 2021 WARNING</b>
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Sen	<b>11501 MW 21 CT</b>
Str	<b>PLANTATION, FL 33323</b>
City, State, ZIP+4®	

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**OFFICIAL USE**

7020 0640 0000 1593 7518

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

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Street a	
City, State, ZIP+4®	

**TD 42971 JANUARY 2021 WARNING**  
**\*RAM, RAMPATI**  
**2260 NW 118 AVE**  
**PLANTATION, FL 33323**

7018 3090 0002 2380 9567

U.S. Postal Service™  
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Domestic Mail Only

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

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

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Postage

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Total

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Sent:

Street

City, State

TD 42971 JANUARY 2021 WARNING  
\*ST LUCE, PHILLIP PHILLIP ST LUCE REV  
TRUST  
11500 NW 23 ST  
PLANTATION, FL 33323



701A 3090 0002 2380 9550

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Domestic Mail Only

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

Postmark  
Here

Postage

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Total

\$

Sent

Street

City, State, ZIP+4™

**TD 42971 JANUARY 2021 WARNING**  
 \*URBISTONDO, MELANIE FLORINDA H/E GOCKE, PAUL  
 VINCENT  
 11490 NW 23RD STREET  
 PLANTATION, FL 33323

**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. **SM**

1. Article Addressed to:

**TD 42971 JANUARY 2021 WARNING  
\*GOLDFARB, ADAM D  
11501 MW 21 CT  
PLANTATION, FL 33323**



9590 9402 5685 9346 8247 29

2. Article Number (Transfer from service label)

**7020 0640 0000 1593 7525**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  *[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
- 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

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. **SM**

1. Article Addressed to:

TD 42971 JANUARY 2021 WARNING  
CITY OF PLANTATION  
ATTN ANNA C OTINIANO  
FINANCE DIRECTOR  
400 NW 73 AVE  
PLANTATION, FL 33317



9590 9402 5685 9346 8246 99

2. Article Number (Transfer from service label)

7020 0640 0000 1593 7556

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

Agent

Addressee

B. Received by (Printed Name)

Jennifer Martin

C. Date of Delivery

12/4/20

D. Is delivery address different from item 1? If YES, enter delivery address below:

Yes

No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(over 500)

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. **SM**

1. Article Addressed to:

**TD 42971 JANUARY 2021 WARNING  
KYLE S MCPHAIL  
3207 LEIGH RD  
POMPANO BEACH, FL 33062-1213**



9590 9402 5685 9346 8248 11

2. Article Number (Transfer from service label)  
**7020 0640 0000 1593 7563**

**COMPLETE THIS SECTION ON DELIVERY**

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

B. Received by (Printed Name) C. Date of Delivery  
*[Handwritten Name]* **12/12/20**

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

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