

TitleExpress[®]

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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 10/20/2020

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

CERTIFICATE # 2015-16219

ACCOUNT # 514012020430

ALTERNATE KEY # 561725

TAX DEED APPLICATION # 42972

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Lot 4 Block 28, Pembroke Lakes, Section Three, according to the Plat thereof, as recorded in Plat Book 87, Page 16, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 1821 NW 113 AVENUE, PEMBROKE PINES FL 33026-2111

OWNER OF RECORD ON CURRENT TAX ROLL:

DELFINA C D AGNESE EST

1821 NW 113 AVE

PEMBROKE PINES, FL 33026-2111

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JOHN D'AGNESE

Instrument: 116717032

18231 NW 113TH AVENUE

PEMBROKE PINES, FL 33026

(Per Order Determine Homestead)

JOHN D'AGNESE

Instrument: 116755396

1821 NW 113TH AVENUE

PEMBROKE PINES, FL 33028 (Per Order Summary Administration)

DELFINA C D AGNESE

1821 NW 113 AVE

PEMBROKE PINES, FL 33026-2111 (Per Property Appraiser)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

DAVID CHEON

11623 FOREST SPRING COURT

CUPERTINO, CA 95014 (Tax Deed Applicant)

CITY OF PEMBROKE PINES

Instrument: 112821142

UTILITIES OFFICE

P.O. BOX 269005

PEMBROKE PINES, FL 33026 (Per Lien)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5140 12 02 0430

CURRENT ASSESSED VALUE: \$205,160

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2020-15254

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 6991, Page: 496

(No Death Certificate found of record for Jack D'Agnese)

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42972

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:

DELFINA C D AGNESE
1821 NW 113 AVE
PEMBROKE PINES, FL 33026-
2111

CITY OF PEMBROKE PINES
UTILITIES OFFICE
P.O. BOX 269005
PEMBROKE PINES, FL 33026

BEHAR, GUTT & GLAZER, P.A.
ATTORNEYS FOR VALUE CARE
AT HOME
BROWARD COUNTY
1855 GRIFFIN ROAD, DCOTA
#A-350
FORT LAUDERDALE, FL 33304
JACK D'AGNESE
1821 N.W. 113 AVE.
PEMBROKE PINES, FL 33026-
2111

BEHAR, GUTT & GLAZER, P.A.
STACEY L. GLADDING, ESQ.
1855 GRIFFIN RD STE A350
DANIA, FL 33004-2210

CITY OF PEMBROKE PINES
CITY ATTORNEY'S OFFICE
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

DELFINA C. D'AGNESE EST
1821 NW 113TH AVENUE
PEMBROKE PINES, FL 33026-
2111

OFFICE OF THE US TRUSTEE
51 S.W. 1ST AVE.
SUITE 1204
MIAMI, FL 33130
*MAUREEN GUNTER
1820 NW 112 TETT
PEMBROKE PINES, FL 33026-
2106

JOHN D'AGNESE
1821 NW 113 AVENUE
PEMBROKE PINES, FL 33026-
2111

JOHN D'AGNESE
12039 MURRE AVE
WEEKI WACHEE, FL 34614

LOUIS HERNANDEZ
3785 NW 82ND AVENUE
SUITE 417
MIAMI, FL 33166
*MARIO & JULISSA GUILLEN
1831 NW 113 AVE
PEMBROKE PINES, FL 33026

ROBIN R. WEINER
CHAPTER 13 TRUSTEE
P. O. BOX 559007
FORT LAUDERDALE, FL 33355
*PUBLIC LAND
% CITY OF PEMBROKE PINES
601 CITY CENTER WAY
PEMBROKE PINES, FL 33024-
4409

VALUE CARE AT HOME
BROWARD COUNTY
6803 WEST COMMERCIAL
BLVD.
TAMARAC, FL 33319

*SCHOOL BOARD OF
BROWARD COUNTY
ATTN: FACILITY MANAGEMENT
600 SE 3 AVE
FORT LAUDERDALE, FL
33301-3125

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 42972

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: 514012-02-0430
Certificate Number: 16219
Date of Issuance: 05/26/2016
Certificate Holder: DAVID CHEON
Description of Property: PEMBROKE LAKES SEC THREE 87-16 B
LOT 4 BLK 28

Name in which assessed: D'AGNESE,JOHN
Legal Titleholders: D'AGNESE,JOHN
1821 NW 113 AVE
PEMBROKE PINES, FL 33026-2111

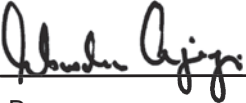
All of said property being in the County of Broward, State of Florida.

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 28th 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: 23413.98

BROWARD DAILY BUSINESS REVIEW

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

**STATE OF FLORIDA COUNTY
OF BROWARD:**

Before the undersigned authority personally appeared 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

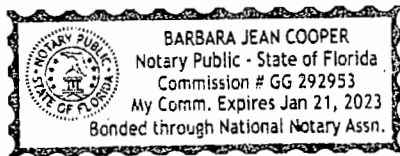
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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 # 20040630

Broward County, FL VS John D'Agnese

RETURN OF SERVICE



Court Case # TD 42972

Hearing Date:01/20/2021

Received by CCN 15420

12/10/2020 8:15 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **John D'Agnese 1821 NW 113 Avenue Pembroke Pines FL 33026**

Served:

Not Served:

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

Date: 12/16/2020 Time: 2:18 PM

On John D'Agnese 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: SERVED #15420

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"

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

By:

D.S.

T. Brown, #15420

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	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514012-02-0430 (TD #42972)

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

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\$18,964.52

Or

* Amount due if paid by January 19, 2021\$19,167.18

*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

PLEASE SERVE THIS ADDRESS OR LOCATION

D'AGNESE, JOHN
1821 NW 113 AVE
PEMBROKE PINES, FL 33026-2111

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

Filing # 112950879 E-Filed 09/04/2020 09:17:49 PM

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

CASE NO. PRC200003297 DIVISION 60J JUDGE Mily R Powell

In Re: Estate of: D'Agnese, Delfina
_____ /

ORDER DETERMINE HOMESTEAD

On the petition of John D'Agnese for an order determining homestead status of real property (the "Property"), all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died intestate and was domiciled in Broward County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead should pass to sole heir of the decedent;
4. At the time of death, the decedent owned and resided on the Property described

in the petition; it is

ADJUDGED that the following described Property:

Lot 4 Block 28, Pembroke Lakes, Section three, according to the Plat thereof, as recorded in Plat Book 87, Page 16, of the Public Records of Broward County, Florida

AKA 1821 NW 113th Avenue, Pembroke Pines, FL 33028

Tax Folio Number: 514012020430

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that, as of the decedent's date of death, the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to the following persons:

NAME	ADDRESS	RELATIONSHIP	SHARE
John D'Agnese	18231 NW 113 th Avenue	Son	18+

CaseNo: PRC200003297

Page 2 of 2

Pembroke Pines, FL 33026

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the persons named above, and the personal representative shall have no further responsibility with respect to it.

DONE and ORDERED in Chambers, at Broward County, Florida on 09-04-2020.

The image shows a handwritten signature in black ink that reads "Mily R Powell". The signature is written over a faint, semi-transparent watermark that repeats the text "PRC200003297 09-04-2020".

PRC200003297 09-04-2020 5:26 PM

Hon. Mily R Powell

CIRCUIT JUDGE

Electronically Signed by Mily R Powell

Copies Furnished To:

Joseph C Frechette Jr , E-mail : reifjr@aol.com

Joseph C Frechette Jr , E-mail : AttorneyJF@gmail.com

Filing # 113944470 E-Filed 09/24/2020 06:10:41 PM

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

CASE NO. PRC200003297 DIVISION 60J JUDGE Mily R Powell

In Re: Estate of: D'Agnese, Delfina
_____ /

ORDER SUMMARY ADMINISTRATION WITHOUT WILL

On the petition of John D'Agnese for summary administration of the estate of Delfina D'Agnese, deceased, the court finding that the decedent died on [REDACTED] that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

Name	Address	Asset, Share or Amount
John D'Agnese	1821 NW 113 th Avenue Pembroke Pines, FL 33028	100% of Property located at 1821 NW 113 th Avenue, Pembroke Pines, FL 33028 Lot 4 Block 28 Pembroke Lakes Plat Book 87, Page 16. Parcel Number: 5140 12 02 0430
John D'Agnese	12039 Murre Ave, Weeki Wachee, FL 34614	ROYAL HIGHLANDS UNIT 5 Blk 293 LOT 21 Parcel Number: R01 221 17 3340 0293 0210

2. Those to whom specified assets of the decedent's estate are distributed by this order have the right to receive and collect those assets and to maintain actions to enforce their rights.

3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and directed to comply with this order by paying, delivering, or transferring to the beneficiaries specified above the parts of the decedent's estate distributed to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the

CaseNo: PRC200003297
Page 2 of 2

property.

DONE and **ORDERED** in Chambers, at Broward County, Florida on 09-24-2020.

PRC200003297 09-24-2020 3:58 PM


PRC200003297 09-24-2020 3:58 PM

Hon. Mily R Powell

CIRCUIT JUDGE

Electronically Signed by Mily R Powell

Copies Furnished To:

Joseph C Frechette Jr , E-mail : rejfr@aol.com

Joseph C Frechette Jr , E-mail : AttorneyJF@gmail.com

18480 / 0820

This Warranty Deed Made and executed the 18 day of April A. D. 1977 by

PASADENA HOMES INC. a corporation existing under the laws of Florida and having its principal place of business at P. O. Box 8300 Pembroke Pines, Florida hereinafter called the grantor, to

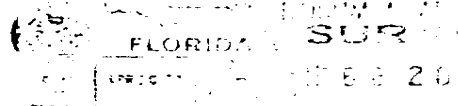
Jack D'Agnesse and Delfina C. D'Agnesse, his wife whose postoffice address is 1821 N. W. 113 Ave. Pembroke Pines, Florida hereinafter called the grantee

(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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Broward County, Florida, viz

Lot 4 Block 28, Pembroke Lakes, Section Three, according to the Plat thereof, as recorded in Plat Book 87, Page 16, of the Public Records of Broward County, Florida

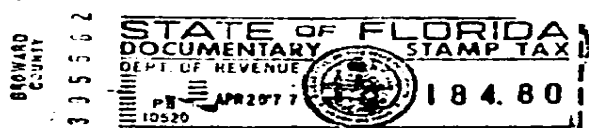
Subject to Conditions, Restrictions and Limitations of record.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining

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

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



(CORPORATE SEAL)

In Witness Whereof

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written

ATTEST: Leonard Miller Secretary

PASADENA HOMES INC.

Signed, sealed and delivered in the presence of:

By Adolph J. Berger President

STATE OF Florida COUNTY OF Broward

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

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of April A. D. 1977

Return to: SM-A850 American Title Agency, Inc. P. O. Box 45 Hollywood, Florida

This instrument prepared by: Adrienne Daniel of Pasadena Homes Inc. P. O. Box 8300 Pembroke Pines, Florida

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES JULY 20, 1977 BONDED THRU GENERAL INSURANCE UNDERWRITERS

77 APR 19 PM 3:37

OFF REC: 6991 PAGE 496

43

4

MAILING AND BILLING ADDRESS:
CITY OF PEMBROKE PINES UTILITIES OFFICE
P.O. BOX 269005
PEMBROKE PINES, FL 33026

ATTN: MELINDA M MAUGERI

STATE OF FLORIDA] SS:
COUNTY OF BROWARD]

Shawn W.W. Denton, Director of Public Services for the City of Pembroke Pines, Florida, a municipal Corporation organized and existing under the laws of the State of Florida, being duly sworn, deposes and says that the City of Pembroke Pines, Florida, has furnished water and sewer services to the following property, located in the City of Pembroke Pines, Broward County, Florida and the said sum is due and owing the City of Pembroke Pines, Florida, on said property as follows:

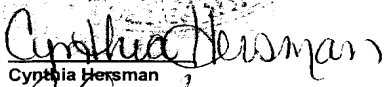
LOT	BLOCK	SUBDIVISION	OWNER	ADDRESS	AMOUNT
5	64	PEMBROKE LAKES SEC 6	MIGUEL E RODRIGUEZ	1611 NW 120 AVE	\$ 471.30
22		PEMBROKE PT PARCEL D	YANIQUE DESIR	372 NW 107 AVE	\$ 277.69
4	28	PEMBROKE LKS SEC 3	DELFINA C D'AGNESE	1821 NW 113 AVE	\$ 398.39
3	68	CEDARWOODS OF PEMBROKE LKS	JASON PETER MARGULIES	2301 YUCCA AVE	\$ 322.73
131		ENCANTADA	ASIF KATIA	1541 SW 191 TER	\$ 365.44
		FAIRVIEW @ PEMBROKE PT	HERMAN A JR, BLEASE	10488 NW 10 ST	\$ 328.50

The City of Pembroke Pines, Florida claims a lien for the above amount, as provided by Chapter 36, Section 03, Ordinance 699 of the Charter of the City of Pembroke Pines, Florida

ATTEST:


City Clerk

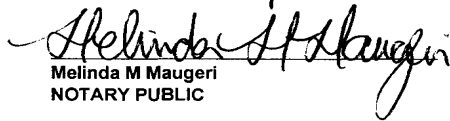
WITNESSES:


Cynthia Hersman


Shawn W.W. Denton Director of Public Services


Rose Colombo

SWORN TO AND SUBSCRIBED before me this 9 day of February A.D., 2015


Melinda M Maugeri
NOTARY PUBLIC

This Instrument prepared by:
Melinda M Maugeri



1



**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: 01/23/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/22/2019

CERTIFICATE # 2015-16219

ACCOUNT # 514012020430

ALTERNATE KEY # 561725

TAX DEED APPLICATION # 42972

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Lot 4 Block 28, Pembroke Lakes, Section Three, according to the Plat thereof, as recorded in Plat Book 87, Page 16, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 1821 NW 113 AVENUE, PEMBROKE PINES FL 33026-2111

OWNER OF RECORD ON CURRENT TAX ROLL:

DELFINA C D AGNESE

1821 NW 113 AVE

PEMBROKE PINES, FL 33026-2111(Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JACK D'AGNESE AND DELFINA C. D'AGNESE OR: 6991, Page: 496

1821 N.W. 113 AVE.

PEMBROKE PINES, FL (Per Deed. No ZIP code included in address.)

(Jack D'Agnese appears to be deceased and was not included as an additional owner by the Property Appraiser. No Death Certificate or Probate documents were found in the Official Records in Broward County. However, title to this property was held as husband and wife and therefore is not subject to probate for Jack D'Agnese, if deceased.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

DAVID CHEON

11623 FOREST SPRING COURT

CUPERTINO, CA 95014 (Tax Deed Applicant)

CITY OF PEMBROKE PINES

Instrument: 112821142

UTILITIES OFFICE

P.O. BOX 269005

PEMBROKE PINES, FL 33026 (Per Lien)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5140 12 02 0430

CURRENT ASSESSED VALUE: \$201,340

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? Yes

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

None found.

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

U.S. Bankruptcy Court
Southern District of Florida (Fort Lauderdale)
Bankruptcy Petition #: 15-16750-JKO

Assigned to: John K Olson
 Chapter 13
 Voluntary
 Asset

Date filed: 04/14/2015
 Plan confirmed: 10/26/2015
 341 meeting: 06/15/2015

Debtor

Delfina C. D'Agnese
 1821 NW 113th Avenue
 Pembroke Pines, FL 33026
 BROWARD-FL
 SSN / ITIN: xxx-xx-
aka Delfina Collazo D'Agnese
aka Delfina C. Dagnese

represented by **Louis Hernandez**

3785 NW 82nd Avenue
 Suite 417
 Miami, FL 33166
 305-961-1157
 Fax : 305-517-1013
 Email: louishernandezpa@gmail.com







Trustee


Robin R Weiner
 www.ch13weiner.com
 POB 559007
 Fort Lauderdale, FL 33355
 954-382-2001

U.S. Trustee

Office of the US Trustee
 51 S.W. 1st Ave.
 Suite 1204
 Miami, FL 33130
 (305) 536-7285

Filing Date	#	Docket Text
04/14/2015	1 (6 pgs)	Chapter 13 Voluntary Petition . [Fee Amount \$310] (Hernandez, Louis) (Entered: 04/14/2015)
04/14/2015	2	Statement of Debtor(s) Social Security Number(s) <i>[Document Image Available ONLY to Court Users]</i> Filed by Debtor Delfina C. D'Agnese. (Hernandez, Louis) (Entered: 04/14/2015)
04/14/2015	3 (1 pg)	Certification of Budget and Credit Counseling Course by Debtor Filed by Debtor Delfina C. D'Agnese. (Hernandez, Louis) (Entered: 04/14/2015)
04/14/2015	4 (1 pg)	Declaration Under Penalty of Perjury to Accompany Petitions, Schedules and Statements Filed Electronically

		by Attorney Louis Hernandez (Re: 1 Voluntary Petition (Chapter 13) filed by Debtor Delfina C. D'Agnese, 2 Statement of Debtor(s) Social Security Number(s) filed by Debtor Delfina C. D'Agnese). (Hernandez, Louis) (Entered: 04/14/2015)
04/14/2015		Receipt of Voluntary Petition (Chapter 13)(15-16750) [misc,volp13a] (310.00) Filing Fee. Receipt number 24264393. Fee amount 310.00. (U.S. Treasury) (Entered: 04/14/2015)
04/15/2015	 5 (2 pgs)	Notice of Incomplete Filings Due. Chapter 13 Plan due by 4/28/2015. Summary of Schedules due 4/28/2015. Schedules A-J due 4/28/2015.Statement of Financial Affairs Due 4/28/2015.Declaration Concerning Debtors Schedules Due: 4/28/2015.Chapter 13 Statement of Current Monthly Income and Calculation of Commitment Period Form 22C-1 Due 4/28/2015. Payment Advices due for Debtor 4/28/2015. [Incomplete Filings due by 4/28/2015]. (Shafron, Judy) (Entered: 04/15/2015)
04/15/2015	 6 (1 pg)	Notice of Appearance and Request for Service by Carl L Kitchner Filed by Creditor Broward County Records, Taxes, & Treasury. (Kitchner, Carl) (Entered: 04/15/2015)
04/17/2015	 7 (3 pgs)	BNC Certificate of Mailing (Re: 5 Notice of Incomplete Filings Due. Chapter 13 Plan due by 4/28/2015. Summary of Schedules due 4/28/2015. Schedules A-J due 4/28/2015.Statement of Financial Affairs Due 4/28/2015.Declaration Concerning Debtors Schedules Due: 4/28/2015.Chapter 13 Statement of Current Monthly Income and Calculation of Commitment Period Form 22C-1 Due 4/28/2015. Payment Advices due for Debtor 4/28/2015. [Incomplete Filings due by 4/28/2015].) Notice Date 04/17/2015. (Admin.) (Entered: 04/18/2015)
04/27/2015	 8 (2 pgs)	<i>Ex Parte</i> Motion to Extend Time to File Schedules and Plan,Required Information Pursuant to 11 USC Section 521a, Filed by Debtor Delfina C. D'Agnese. (Hernandez, Louis) (Entered: 04/27/2015)
04/28/2015	 9 (2 pgs)	Order Granting Motion to Extend Time to File Schedules/Plan/Required Information. Deadline Extended through 5/12/2015. (Re: # 8) [Incomplete Filings due by 5/12/2015]. Summary of Schedules due 5/12/2015. Schedules A-J due 5/12/2015.Statement of Financial Affairs Due 5/12/2015.Declaration Concerning Debtors Schedules Due: 5/12/2015. Chapter 13 Plan due by 5/12/2015.Chapter 13 Statement of Current Monthly Income and Calculation of Commitment Period Form

		22C-1 Due 5/12/2015. Payment Advices due for Debtor 5/12/2015. (Shafron, Judy) (Entered: 04/28/2015)
04/28/2015	10 (1 pg)	Certificate of Service by Attorney Louis Hernandez (Re: 9 Order on Motion to Extend Time to File Schedules/Plan/Required Information). (Hernandez, Louis) (Entered: 04/28/2015)
05/12/2015	11 (33 pgs; 2 docs)	Initial Schedules Filed: [Summary of Schedules,Schedules A-J,Statement of Financial Affairs,Declaration re Schedules,] [Fee Amount \$30] Filed by Debtor Delfina C. D'Agnese. (Attachments: # 1 Local Form 4) (Hernandez, Louis) (Entered: 05/12/2015)
05/12/2015	12 (3 pgs)	Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period for for 3 Years Form 22C-1. Disposable Income Is Not Determined Filed by Debtor Delfina C. D'Agnese. (Hernandez, Louis) (Entered: 05/12/2015)
05/12/2015	13 (1 pg)	Declaration Under Penalty of Perjury to Accompany Petitions, Schedules and Statements Filed Electronically by Attorney Louis Hernandez (Re: 11 Schedules and Statements Filed filed by Debtor Delfina C. D'Agnese, 12 Chapter 13 Statement of Current Monthly Income filed by Debtor Delfina C. D'Agnese). (Hernandez, Louis) (Entered: 05/12/2015)
05/12/2015	14 (2 pgs)	Payment Advices by Debtor Filed by Debtor Delfina C. D'Agnese. (Hernandez, Louis) (Entered: 05/12/2015)
05/12/2015	15 (1 pg)	Chapter 13 Plan Filed by Debtor Delfina C. D'Agnese (Hernandez, Louis) (Entered: 05/12/2015)
05/12/2015		Receipt of Schedules and Statements Filed(15-16750-JKO) [misc,schsia] (30.00) Filing Fee. Receipt number 24518898. Fee amount 30.00. (U.S. Treasury) (Entered: 05/12/2015)
05/12/2015	16 (1 pg)	Certification of Compliance and Request for Confirmation of Ch. 13 Plan Filed by Debtor Delfina C. D'Agnese. (Hernandez, Louis) (Entered: 05/12/2015)
05/13/2015	17 (6 pgs; 2 docs)	Meeting of Creditors to be Held on 6/15/2015 at 02:30 PM at 299 E Broward Blvd Room 411, Fort Lauderdale. Proofs of Claim due by 9/14/2015. Last Day to Oppose Discharge or Dischargeability is 8/14/2015. Objection to Confirmation Deadline: 6/15/2015. Confirmation Hearing to be Held on 8/3/2015 at 08:30 AM at U.S. Courthouse,

		299 E Broward Blvd Room 301 (JKO), Fort Lauderdale, FL. (Shafron, Judy) (Entered: 05/13/2015)
05/15/2015	18 (6 pgs)	BNC Certificate of Mailing (Re: 17 Meeting of Creditors to be Held on 6/15/2015 at 02:30 PM at 299 E Broward Blvd Room 411, Fort Lauderdale. Proofs of Claim due by 9/14/2015. Last Day to Oppose Discharge or Dischargeability is 8/14/2015. Objection to Confirmation Deadline: 6/15/2015. Confirmation Hearing to be Held on 8/3/2015 at 08:30 AM at U.S. Courthouse, 299 E Broward Blvd Room 301 (JKO), Fort Lauderdale, FL.) Notice Date 05/15/2015. (Admin.) (Entered: 05/16/2015)
05/15/2015	19 (2 pgs)	BNC Certificate of Mailing - PDF Document (Re: 17 Meeting of Creditors to be Held on 6/15/2015 at 02:30 PM at 299 E Broward Blvd Room 411, Fort Lauderdale. Proofs of Claim due by 9/14/2015. Last Day to Oppose Discharge or Dischargeability is 8/14/2015. Objection to Confirmation Deadline: 6/15/2015. Confirmation Hearing to be Held on 8/3/2015 at 08:30 AM at U.S. Courthouse, 299 E Broward Blvd Room 301 (JKO), Fort Lauderdale, FL.) Notice Date 05/15/2015. (Admin.) (Entered: 05/16/2015)
05/16/2015	20 (1 pg)	Motion to Waive Appearance of Delfina C. D'Agnese at Meeting of Creditors <i>and to Allow Debtor's Son to Tesitfy on Debtor's Behalf</i> Filed by Debtor Delfina C. D'Agnese. (Hernandez, Louis) (Entered: 05/16/2015)
05/16/2015	21 (1 pg)	Notice of Hearing by Filer (Re: 20 Motion to Waive Appearance of Delfina C. D'Agnese at Meeting of Creditors <i>and to Allow Debtor's Son to Tesitfy on Debtor's Behalf</i> Filed by Debtor Delfina C. D'Agnese.). Chapter 13 Hearing scheduled for 06/01/2015 at 01:00 PM at U.S. Courthouse, 299 E Broward Blvd Room 301 (JKO), Fort Lauderdale, FL. (Hernandez, Louis) (Entered: 05/16/2015)
05/16/2015	22 (1 pg)	Certificate of Service by Attorney Louis Hernandez (Re: 20 Motion to Waive Appearance of Delfina C. D'Agnese at Meeting of Creditors <i>and to Allow Debtor's Son to Tesitfy on Debtor's Behalf</i> filed by Debtor Delfina C. D'Agnese, 21 Notice of Hearing by Filer filed by Debtor Delfina C. D'Agnese). (Hernandez, Louis) (Entered: 05/16/2015)
05/20/2015	23 (1 pg)	Disclosure of Compensation by Attorney Louis Hernandez. (Hernandez, Louis) (Entered: 05/20/2015)
05/29/2015	24 (1 pg)	Notice to Withdraw Document Filed by Debtor Delfina C. D'Agnese (Re: 20 Motion to Waive Appearance at

		Meeting of Creditors). (Hernandez, Louis) (Entered: 05/29/2015)
06/15/2015	25 (1 pg)	Notice of Requirement to File Financial Management Course Certificate (admin) (Entered: 06/15/2015)
06/17/2015	26 (2 pgs)	BNC Certificate of Mailing (Re: 25 Notice of Requirement to File Financial Management Course Certificate (admin)) Notice Date 06/17/2015. (Admin.) (Entered: 06/18/2015)
08/05/2015	27 (2 pgs)	Order Authorizing Chapter 13 Trustee to Disburse Pre-Confirmation Payments to Administrative, Secured, and Priority Creditors . (Shafron, Judy) (Entered: 08/05/2015)
08/05/2015	28 (2 pgs)	Notice of Continued Confirmation Hearing Filed by Trustee Robin R Weiner (Re: 15 Chapter 13 Plan). Confirmation Hearing to be Held on 09/02/2015 at 08:30 AM at U.S. Courthouse, 299 E Broward Blvd Room 301 (JKO), Fort Lauderdale, FL. (Weiner, Robin) (Entered: 08/05/2015)
08/07/2015	29 (2 pgs)	Certificate of Service Filed by Trustee Robin R Weiner (Re: 27 Order Authorizing Ch 13 Trustee to Disburse Payments). (Weiner, Robin) (Entered: 08/07/2015)
09/03/2015	30 (2 pgs)	Notice of Continued Confirmation Hearing Filed by Trustee Robin R Weiner (Re: 15 Chapter 13 Plan). Confirmation Hearing to be Held on 10/05/2015 at 09:00 AM at U.S. Courthouse, 299 E Broward Blvd Room 301 (JKO), Fort Lauderdale, FL. (Weiner, Robin) (Entered: 09/03/2015)
09/19/2015	31 (1 pg)	First Amended Chapter 13 Plan (Re: 15 Chapter 13 Plan filed by Debtor Delfina C. D'Agnese) Filed by Debtor Delfina C. D'Agnese (Hernandez, Louis) (Entered: 09/19/2015)
09/19/2015	32 (1 pg)	Second Amended Chapter 13 Plan (Re: 15 Chapter 13 Plan filed by Debtor Delfina C. D'Agnese) Filed by Debtor Delfina C. D'Agnese (Hernandez, Louis) (Entered: 09/19/2015)
09/19/2015	33 (1 pg)	Certificate of Service <i>and Certificate of Service of Proof of Claim #4</i> by Attorney Louis Hernandez (Re: 32 Amended Chapter 13 Plan filed by Debtor Delfina C. D'Agnese). (Hernandez, Louis) (Entered: 09/19/2015)
09/19/2015	34 (1 pg)	Certificate of Service by Attorney Louis Hernandez (Re: 30 Notice of Continued Confirmation Hearing filed by Trustee Robin R Weiner, 32 Amended Chapter 13 Plan

		and Deem Claim Withdrawn). (Weiner, Robin) (Entered: 10/22/2018)
11/05/2018	77 (1 pg)	Certification of Completion of Instructional Course Concerning Personal Financial Management by Debtor ONLY Filed by Debtor Delfina C. D'Agnesse. (Hernandez, Louis) (Entered: 11/05/2018)
11/13/2018	78 (1 pg)	Notice to Withdraw Document Filed by Trustee Robin R Weiner (Re: 74 Motion to Dismiss Case). (Weiner, Robin) (Entered: 11/13/2018)
11/13/2018	79 (1 pg)	Chapter 13 Trustee Notice of Plan Completion and Request for Order Terminating the Employee Wage Deduction Order, if Applicable . Filed by Trustee Robin R Weiner. (Weiner, Robin) (Entered: 11/13/2018)
11/14/2018	80 (4 pgs)	Notice of Requirement to File Local Form LF-97 Debtor's Certificate of Compliance, Motion for Issuance of Discharge and Notice of Deadline to Object. (Grooms, Desiree) (Entered: 11/14/2018)
11/16/2018	81 (5 pgs)	BNC Certificate of Mailing (Re: 80 Notice of Requirement to File Local Form LF-97 Debtor's Certificate of Compliance, Motion for Issuance of Discharge and Notice of Deadline to Object.) Notice Date 11/16/2018. (Admin.) (Entered: 11/17/2018)

PACER Service Center			
Transaction Receipt			
01/23/2019 10:27:02			
PACER Login:	GSGTitleExaminers:5116121:0	Client Code:	GSGTitleExaminers
Description:	Docket Report	Search Criteria:	15-16750-JKO Fil or Ent: filed Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	7	Cost:	0.70

		filed by Debtor Delfina C. D'Agnese). (Hernandez, Louis) (Entered: 09/19/2015)
09/21/2015	35 (3 pgs; 2 docs)	Notice to GEEZ, LLC that the Debtor filed a proof of claim on your behalf on 9/19/2015 in the Amount of \$15073.52. (Manboard, Sandra) (Entered: 09/21/2015)
09/23/2015	36 (2 pgs)	BNC Certificate of Mailing (Re: 35 Notice to GEEZ, LLC that the Debtor filed a proof of claim on your behalf on 9/19/2015 in the Amount of \$15073.52.) Notice Date 09/23/2015. (Admin.) (Entered: 09/24/2015)
09/23/2015	37 (3 pgs)	BNC Certificate of Mailing - PDF Document (Re: 35 Notice to GEEZ, LLC that the Debtor filed a proof of claim on your behalf on 9/19/2015 in the Amount of \$15073.52.) Notice Date 09/23/2015. (Admin.) (Entered: 09/24/2015)
10/23/2015	38	Trustee's Request for Entry of Order Confirming Chapter 13 Second Amended Plan After Confirmation Hearing [Confirmation Hearing Date: 10/5/2015] (Weiner, Robin) (Entered: 10/23/2015)
10/26/2015	39 (3 pgs)	Order Confirming 32 Second Amended Chapter 13 Plan filed by Debtor Delfina C. D'Agnese). (Shafron, Judy) (Entered: 10/26/2015)
10/28/2015	40 (4 pgs)	BNC Certificate of Mailing (Re: 39 Order Confirming 32 Second Amended Chapter 13 Plan filed by Debtor Delfina C. D'Agnese.) Notice Date 10/28/2015. (Admin.) (Entered: 10/29/2015)
12/30/2015	41 (2 pgs)	Chapter 13 Trustee's Notice of Delinquency in Confirmed Ch. 13 Plan Payments <i>filed by Robin R Weiner</i> (Weiner, Robin) (Entered: 12/30/2015)
02/17/2016	42 (2 pgs)	Chapter 13 Trustee's Report of Non-Compliance with Confirmation Order Filed by Trustee Robin R Weiner. (Weiner, Robin) (Entered: 02/17/2016)
02/18/2016	43 (2 pgs)	Order Granting Chapter 13 Trustee's Request to Dismiss Case for Failure by Debtor(s) to Remain Current in Plan Payments (Re: # 42). Dismissal Shall Be with 180 Days Prejudice. [Filing Fee Balance Due: \$0.00] (Shafron, Judy) (Entered: 02/18/2016)
02/20/2016	44 (3 pgs)	BNC Certificate of Mailing - Order Dismissing Case (Re: 43 Order Granting Chapter 13 Trustee's Request to Dismiss Case for Failure by Debtor(s) to Remain Current in Plan Payments (Re: 42). Dismissal Shall Be with 180

		Days Prejudice. [Filing Fee Balance Due: \$0.00]) Notice Date 02/20/2016. (Admin.) (Entered: 02/21/2016)
02/21/2016	45 (1 pg)	Motion to Vacate Dismissal (Re: 43 Order on Request to Dismiss Case for Non-Compliance) , Motion to Reinstate Case Filed by Debtor Delfina C. D'Agnese. (Hernandez, Louis) (Entered: 02/21/2016)
02/21/2016	46 (1 pg)	Notice of Hearing by Filer (Re: 45 Motion to Vacate Dismissal (Re: 43 Order on Request to Dismiss Case for Non-Compliance) , Motion to Reinstate Case Filed by Debtor Delfina C. D'Agnese.). Chapter 13 Hearing scheduled for 03/07/2016 at 01:00 PM at U.S. Courthouse, 299 E Broward Blvd Room 301 (JKO), Fort Lauderdale, FL. (Hernandez, Louis) (Entered: 02/21/2016)
02/21/2016	47 (1 pg)	Certificate of Service by Attorney Louis Hernandez (Re: 45 Motion to Vacate Dismissal (Re: 43 Order on Request to Dismiss Case for Non-Compliance) filed by Debtor Delfina C. D'Agnese, Motion to Reinstate Case , 46 Notice of Hearing by Filer filed by Debtor Delfina C. D'Agnese). (Hernandez, Louis) (Entered: 02/21/2016)
03/16/2016	48 (3 pgs)	Order Granting Motion To Reinstate Case (Re: # 45) (Shafron, Judy) (Entered: 03/16/2016)
03/18/2016	49 (4 pgs)	BNC Certificate of Mailing - PDF Document (Re: 48 Order Granting Motion To Reinstate Case (Re: 45)) Notice Date 03/18/2016. (Admin.) (Entered: 03/19/2016)
05/12/2016	50 (2 pgs)	Chapter 13 Trustee's Notice of Delinquency in Confirmed Ch. 13 Plan Payments <i>filed by Robin R Weiner</i> (Weiner, Robin) (Entered: 05/12/2016)
07/13/2016	51 (2 pgs)	Chapter 13 Trustee's Report of Compliance with Confirmation Order Filed by Trustee Robin R Weiner. (Weiner, Robin) (Entered: 07/13/2016)
11/22/2016	52 (2 pgs)	Chapter 13 Trustee's Notice of Delinquency in Confirmed Ch. 13 Plan Payments <i>filed by Robin R Weiner</i> (Weiner, Robin) (Entered: 11/22/2016)
01/11/2017	53 (2 pgs)	Chapter 13 Trustee's Report of Compliance with Confirmation Order Filed by Trustee Robin R Weiner. (Weiner, Robin) (Entered: 01/11/2017)
03/28/2017	54 (2 pgs)	Chapter 13 Trustee's Notice of Delinquency in Confirmed Ch. 13 Plan Payments <i>filed by Robin R Weiner</i> (Weiner, Robin) (Entered: 03/28/2017)

05/16/2017	55 (2 pgs)	Chapter 13 Trustee's Report of Compliance with Confirmation Order Filed by Trustee Robin R Weiner. (Weiner, Robin) (Entered: 05/16/2017)
07/28/2017	56 (2 pgs)	Chapter 13 Trustee's Notice of Delinquency in Confirmed Ch. 13 Plan Payments <i>filed by Robin R Weiner</i> (Weiner, Robin) (Entered: 07/28/2017)
09/21/2017	57 (2 pgs)	Chapter 13 Trustee's Report of Compliance with Confirmation Order Filed by Trustee Robin R Weiner. (Weiner, Robin) (Entered: 09/21/2017)
10/12/2017	58 (2 pgs)	Notice of Substitution of Attorney Terminating Carl L Kitchner. Adding Angela J Wallace by Attorney Angela J Wallace. (Wallace, Angela) (Entered: 10/12/2017)
10/12/2017	59 (1 pg)	Certificate of Service Filed by Creditor Broward County Records, Taxes, & Treasury (Re: 58 Notice to Withdraw Appearance or Substitution of Attorney filed by Creditor Broward County Records, Taxes, & Treasury). (Wallace, Angela) (Entered: 10/12/2017)
12/06/2017	60 (2 pgs)	Chapter 13 Trustee's Notice of Delinquency in Confirmed Ch. 13 Plan Payments <i>filed by Robin R Weiner</i> (Weiner, Robin) (Entered: 12/06/2017)
01/24/2018	61 (2 pgs)	Chapter 13 Trustee's Report of Non-Compliance with Confirmation Order Filed by Trustee Robin R Weiner. (Weiner, Robin) (Entered: 01/24/2018)
01/25/2018	62 (2 pgs)	Order Granting Chapter 13 Trustee's Request to Dismiss Case for Failure by Debtor(s) to Remain Current in Plan Payments (Re: # 61). Dismissal Shall Be with 180 Days Prejudice. [Filing Fee Balance Due: \$0.00] (Grooms, Desiree) (Entered: 01/25/2018)
01/27/2018	63 (3 pgs)	BNC Certificate of Mailing - Order Dismissing Case (Re: 62 Order Granting Chapter 13 Trustee's Request to Dismiss Case for Failure by Debtor(s) to Remain Current in Plan Payments (Re: 61). Dismissal Shall Be with 180 Days Prejudice. [Filing Fee Balance Due: \$0.00]) Notice Date 01/27/2018. (Admin.) (Entered: 01/28/2018)
03/23/2018	64 (3 pgs)	Chapter 13 Trustee's Final Report and Account (Dismissed) Filed by Trustee Robin R Weiner. (Weiner, Robin) (Entered: 03/23/2018)
03/26/2018	65 (2 pgs)	Motion to Reinstate Case Filed by Debtor Delfina C. D'Agnese. (Hernandez, Louis) (Entered: 03/26/2018)

03/26/2018	66 (1 pg)	Notice of Hearing by Filer (Re: 65 Motion to Reinstate Case Filed by Debtor Delfina C. D'Agnese.). Chapter 13 Hearing scheduled for 05/07/2018 at 01:00 PM at U.S. Courthouse, 299 E Broward Blvd Room 301 (JKO), Fort Lauderdale, FL. (Hernandez, Louis) (Entered: 03/26/2018)
03/26/2018	67 (2 pgs; 2 docs)	Certificate of Service by Attorney Louis Hernandez (Re: 65 Motion to Reinstate Case filed by Debtor Delfina C. D'Agnese, 66 Notice of Hearing by Filer filed by Debtor Delfina C. D'Agnese). (Attachments: # 1 Creditor Mailing Matrix) (Hernandez, Louis) (Entered: 03/26/2018)
05/14/2018	68 (3 pgs)	Order Granting Motion To Reinstate Case (Re: # 65) (Grooms, Desiree) (Entered: 05/14/2018)
05/16/2018	69 (4 pgs)	BNC Certificate of Mailing - PDF Document (Re: 68 Order Granting Motion To Reinstate Case (Re: 65)) Notice Date 05/16/2018. (Admin.) (Entered: 05/17/2018)
06/14/2018	70 (1 pg)	Notice of Satisfaction of Tax Claim <i>2014 Real Estate Taxes 1</i> Filed by Creditor Broward County Records, Taxes, & Treasury. (Wallace, Angela) (Entered: 06/14/2018)
08/07/2018	71 (2 pgs)	Motion to Deviate and Deem Claim Withdrawn Filed by Trustee Robin R Weiner. (Weiner, Robin) (Entered: 08/07/2018)
08/07/2018	72 (1 pg)	Notice of Hearing by Filer (Re: 71 Motion to Deviate and Deem Claim Withdrawn Filed by Trustee Robin R Weiner.). Chapter 13 Hearing scheduled for 09/05/2018 at 09:30 AM at U.S. Courthouse, 299 E Broward Blvd Room 301 (JKO), Fort Lauderdale, FL. (Weiner, Robin) (Entered: 08/07/2018)
09/14/2018	73 (2 pgs)	Order Granting Motion To Deviate from Confirmed Plan and Deem Claim Withdrawn (Re: # 71) (Grooms, Desiree) (Entered: 09/14/2018)
10/17/2018	74 (3 pgs)	Motion to Dismiss Case Filed by Trustee Robin R Weiner. (Weiner, Robin) (Entered: 10/17/2018)
10/17/2018	75 (1 pg)	Notice of Hearing by Filer (Re: 74 Motion to Dismiss Case Filed by Trustee Robin R Weiner.). Chapter 13 Hearing scheduled for 11/05/2018 at 01:00 PM at U.S. Courthouse, 299 E Broward Blvd Room 301 (JKO), Fort Lauderdale, FL. (Weiner, Robin) (Entered: 10/17/2018)
10/22/2018	76 (2 pgs)	Certificate of Service Filed by Trustee Robin R Weiner (Re: 73 Order on Motion to Deviate from Confirmed Plan



Site Address	1821 NW 113 AVENUE, PEMBROKE PINES FL 33026-2111	ID #	5140 12 02 0430
Property Owner	D AGNESE, DELFINA C	Millage	2613
Mailing Address	1821 NW 113 AVE PEMBROKE PINES FL 33026-2111	Use	01
Abbr Legal Description	PEMBROKE LAKES SEC THREE 87-16 B LOT 4 BLK 28		

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	\$72,370	\$298,910	\$371,280	\$201,340	
2017	\$72,370	\$268,780	\$341,150	\$197,200	\$3,313.59
2016	\$72,370	\$261,240	\$333,610	\$193,150	\$3,293.10

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$371,280	\$371,280	\$371,280	\$371,280
Portability	0	0	0	0
Assessed/SOH 94	\$201,340	\$201,340	\$201,340	\$201,340
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis 1	\$500	\$500	\$500	\$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$150,840	\$175,840	\$150,840	\$150,840

Sales History			
Date	Type	Price	Book/Page or CIN
4/1/1977	WD	\$61,600	6991 / 496

Land Calculations		
Price	Factor	Type
\$7.00	10,338	SF
Adj. Bldg. S.F. (Card, Sketch)		2790
Units/Beds/Baths		1/4/2
Eff./Act. Year Built: 1982/1977		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			B7					
R			B7					
1			.24					

18480 / 0820

This Warranty Deed Made and executed the 18 day of April A. D. 1977 by

PASADENA HOMES INC. a corporation existing under the laws of Florida and having its principal place of business at P. O. Box 8300 Pembroke Pines, Florida hereinafter called the grantor, to

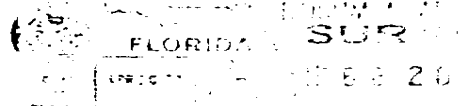
Jack D'Agnese and Delfina C. D'Agnese, his wife whose postoffice address is 1821 N. W. 113 Ave. Pembroke Pines, Florida hereinafter called the grantee

(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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Broward County, Florida, viz

Lot 4 Block 28, Pembroke Lakes, Section Three, according to the Plat thereof, as recorded in Plat Book 87, Page 16, of the Public Records of Broward County, Florida

Subject to Conditions, Restrictions and Limitations of record.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining

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

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



(CORPORATE SEAL)

In Witness Whereof

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written

ATTEST: Leonard Miller Secretary

PASADENA HOMES INC.

Signed, sealed and delivered in the presence of:

By Adolph J. Berger President

STATE OF Florida COUNTY OF Broward

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

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of April, A. D. 1977

Return to: SM-A850 American Title Agency, Inc. P. O. Box 45 Hollywood, Florida

This instrument prepared by: Adrienne Daniel of Pasadena Homes Inc. P. O. Box 8300 Pembroke Pines, Florida

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES JULY 20, 1977 BONDED THRU GENERAL INSURANCE UNDERWRITERS

77 APR 19 PM 3:37

OFF REC: 6991 PAGE 496

43

4

MAILING AND BILLING ADDRESS:
CITY OF PEMBROKE PINES UTILITIES OFFICE
P.O. BOX 269005
PEMBROKE PINES, FL 33026

ATTN: MELINDA M MAUGERI

STATE OF FLORIDA] SS:
COUNTY OF BROWARD]

Shawn W.W. Denton, Director of Public Services for the City of Pembroke Pines, Florida, a municipal Corporation organized and existing under the laws of the State of Florida, being duly sworn, deposes and says that the City of Pembroke Pines, Florida, has furnished water and sewer services to the following property, located in the City of Pembroke Pines, Broward County, Florida and the said sum is due and owing the City of Pembroke Pines, Florida, on said property as follows:

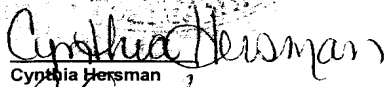
LOT	BLOCK	SUBDIVISION	OWNER	ADDRESS	AMOUNT
5	64	PEMBROKE LAKES SEC 6	MIGUEL E RODRIGUEZ	1611 NW 120 AVE	\$ 471.30
22		PEMBROKE PT PARCEL D	YANIQUE DESIR	372 NW 107 AVE	\$ 277.69
4	28	PEMBROKE LKS SEC 3	DELFINA C D'AGNESE	1821 NW 113 AVE	\$ 398.39
3	68	CEDARWOODS OF PEMBROKE LKS	JASON PETER MARGULIES	2301 YUCCA AVE	\$ 322.73
131		ENCANTADA	ASIF KATIA	1541 SW 191 TER	\$ 365.44
		FAIRVIEW @ PEMBROKE PT	HERMAN A JR, BLEASE	10488 NW 10 ST	\$ 328.50

The City of Pembroke Pines, Florida claims a lien for the above amount, as provided by Chapter 36, Section 03, Ordinance 699 of the Charter of the City of Pembroke Pines, Florida

ATTEST:


City Clerk

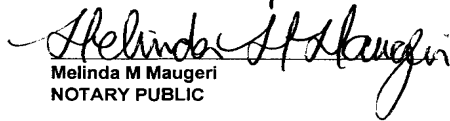
WITNESSES:


Cynthia Hersman


Shawn W.W. Denton Director of Public Services


Rose Colombo

SWORN TO AND SUBSCRIBED before me this 9 day of February A.D., 2015


Melinda M Maugeri
NOTARY PUBLIC

This Instrument prepared by:
Melinda M Maugeri



1

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

DATE: December 1st, 2020
PROPERTY ID # 514012-02-0430 (TD # 42972)

WARNING

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

DELFINA C D AGNESE
1821 NW 113 AVE
PEMBROKE PINES, FL 33026-2111

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1821 NW 113 AVE, PEMBROKE PINES, FL 33026 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\$18,964.52
- Or
- * Estimated Amount due if paid by January 19, 2021\$19,167.18

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

DATE: December 1st, 2020
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CITY OF PEMBROKE PINES
UTILITIES OFFICE
P.O. BOX 269005
PEMBROKE PINES, FL 33026

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BEHAR, GUTT & GLAZER, P.A.
ATTORNEYS FOR VALUE CARE AT HOME
BROWARD COUNTY
1855 GRIFFIN ROAD, DCOTA #A-350
FORT LAUDERDALE, FL 33304

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1821 NW 113 AVE, PEMBROKE PINES, FL 33026 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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BEHAR, GUTT & GLAZER, P.A.
STACEY L. GLADDING, ESQ.
1855 GRIFFIN RD STE A350
DANIA, FL 33004-2210

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CITY OF PEMBROKE PINES
CITY ATTORNEY'S OFFICE
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

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

DATE: December 1st, 2020
PROPERTY ID # 514012-02-0430 (TD # 42972)

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DELFINA C. D'AGNESE EST
1821 NW 113TH AVENUE
PEMBROKE PINES, FL 33026-2111

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: December 1st, 2020
PROPERTY ID # 514012-02-0430 (TD # 42972)

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JACK D'AGNESE
1821 N.W. 113 AVE.
PEMBROKE PINES, FL 33026-2111

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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JOHN D'AGNESE
1821 NW 113 AVENUE
PEMBROKE PINES, FL 33026-2111

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JOHN D'AGNESE
12039 MURRE AVE
WEEKI WACHEE, FL 34614

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LOUIS HERNANDEZ
3785 NW 82ND AVENUE
SUITE 417
MIAMI, FL 33166

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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/recordstaxestresury

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

DATE: December 1st, 2020
PROPERTY ID # 514012-02-0430 (TD # 42972)

WARNING

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

OFFICE OF THE US TRUSTEE
51 S.W. 1ST AVE.
SUITE 1204
MIAMI, FL 33130

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1821 NW 113 AVE, PEMBROKE PINES, FL 33026 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\$18,964.52
- Or
- * Estimated Amount due if paid by January 19, 2021\$19,167.18

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

DATE: December 1st, 2020
PROPERTY ID # 514012-02-0430 (TD # 42972)

WARNING

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ROBIN R. WEINER
CHAPTER 13 TRUSTEE
P. O. BOX 559007
FORT LAUDERDALE, FL 33355

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

DATE: December 1st, 2020
PROPERTY ID # 514012-02-0430 (TD # 42972)

WARNING

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VALUE CARE AT HOME
BROWARD COUNTY
6803 WEST COMMERCIAL BLVD.
TAMARAC, FL 33319

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

DATE: December 1st, 2020
PROPERTY ID # 514012-02-0430 (TD # 42972)

WARNING

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

MARIO & JULISSA GUILLEN
1831 NW 113 AVE
PEMBROKE PINES, FL 33026

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

DATE: December 1st, 2020
PROPERTY ID # 514012-02-0430 (TD # 42972)

WARNING

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

MAUREEN GUNTER
1820 NW 112 TETT
PEMBROKE PINES, FL 33026-2106

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DATE: December 1st, 2020
PROPERTY ID # 514012-02-0430 (TD # 42972)

WARNING

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PUBLIC LAND
% CITY OF PEMBROKE PINES
601 CITY CENTER WAY
PEMBROKE PINES, FL 33024-4409

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

DATE: December 1st, 2020
PROPERTY ID # 514012-02-0430 (TD # 42972)

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SCHOOL BOARD OF BROWARD COUNTY
ATTN: FACILITY MANAGEMENT
600 SE 3 AVE
FORT LAUDERDALE, FL 33301-3125

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1821 NW 113 AVE		
PEMBROKE PINES, FL 33026-2111		
<i>Sent To</i>		
<i>Street, A or PO Box</i>		
<i>City, State, ZIP+4</i>		

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**CITY OF PEMBROKE PINES
UTILITIES OFFICE
P.O. BOX 269005
PEMBROKE PINES, FL 33026**

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or PO Box

City, State, ZIP+4

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BEHAR, GUTT & GLAZER, P.A.
ATTORNEYS FOR VALUE CARE AT HOME
BROWARD COUNTY
1855 GRIFFIN ROAD, DCOTA #A-350
FORT LAUDERDALE, FL 33304

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**BEHAR, GUTT & GLAZER, P.A.
STACEY L. GLADDING, ESQ.
1855 GRIFFIN RD STE A350
DANIA, FL 33004-2210**

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CITY OF PEMBROKE PINES
CITY ATTORNEY'S OFFICE
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

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DELFINA C. D'AGNESE EST
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PEMBROKE PINES, FL 33026-2111

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JACK D'AGNESE
1821 N.W. 113 AVE.

Sent

PEMBROKE PINES, FL 33026-2111

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or P.O.

City, State, ZIP+4

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JOHN D'AGNESE

1821 NW 113 AVENUE

PEMBROKE PINES, FL 33026-2111

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JOHN D'AGNESE

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MIAMI, FL 33166

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OFFICE OF THE US TRUSTEE
51 S.W. 1ST AVE. , SUITE 1204
MIAMI, FL 33130

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(Endorser)

TD 42972 JANUARY 2021 WARNING

**ROBIN R. WEINER
CHAPTER 13 TRUSTEE
P. O. BOX 559007**

FORT LAUDERDALE, FL 33355

Total P

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Street, Apt.
or PO Box

City, State, ZIP+4

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TD 42972 JANUARY 2021 WARNING

**VALUE CARE AT HOME
BROWARD COUNTY
6803 WEST COMMERCIAL BLVD.
TAMARAC, FL 33319**

Sent To

Street, Apt.
or PO Box #
City, State, &

PS Form 3800, August 2006

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TD 42972 JANUARY 2021 WARNING
MARIO & JULISSA GUILLEN
1831 NW 113 AVE
PEMBROKE PINES, FL 33026

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TD 42972 JANUARY 2021 WARNING
MAUREEN GUNTER
1820 NW 112 TETT
PEMBROKE PINES, FL 33026-2106

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Street, Apt. or PO Box
City, State, Z

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Total		

TD 42972 JANUARY 2021 WARNING
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% CITY OF PEMBROKE PINES
601 CITY CENTER WAY
PEMBROKE PINES, FL 33024-4409

Sent To _____
Street, _____
or PO B _____
City, State, ZIP+4 _____

U.S. Postal Service
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		

Restricted
(Endorsement)

TD 42972 JANUARY 2021 WARNING

Total Postage

SCHOOL BOARD OF BROWARD COUNTY
ATTN: FACILITY MANAGEMENT
600 SE 3 AVE
FORT LAUDERDALE, FL 33301-3125

Sent To

Street, Apt
or PO Box

City, State, ZIP+4

700A 3230 0002 7221 8371

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 42972 JANUARY 2021 WARNING
PUBLIC LAND
% CITY OF PEMBROKE PINES
601 CITY CENTER WAY
PEMBROKE PINES, FL 33024-4409



9590 9402 5374 9189 8636 92

2. Article Number (Transfer from service label)

7008 3230 0002 7221 8364

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 2541 C19

Agent

Addressee

B. Received by (Printed Name)

HEM

C. Date of Delivery

12/7/20

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 42972 JANUARY 2021 WARNING
 CITY OF PEMBROKE PINES
 UTILITIES OFFICE
 P.O. BOX 269005
 PEMBROKE PINES, FL 33026



9590 9402 4618 8323 4099 67

2. Article Number (Transfer from service label)

7008 3230 0002 7221 9293

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Robin Abell*

- Agent
- Addressee

B. Received by (Printed Name)

Robin Abell

C. Date of Delivery

12/8/20

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

Registered 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 42972 JANUARY 2021 WARNING
ROBIN R. WEINER
CHAPTER 13 TRUSTEE
P. O. BOX 559007
FORT LAUDERDALE, FL 33355



9590 9402 5374 9189 8636 54

2. Article Number (Transfer from service label)

7008 3230 0002 7221 8326

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation 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 42972 JANUARY 2021 WARNING
 SCHOOL BOARD OF BROWARD COUNTY
 AT RISK LIABILITY MANAGEMENT
 600 SE 3 AVE
 FORT LAUDERDALE, FL 33301-3125



9590 9402 5374 9189 8636 85

2. Article Number (Transfer from service label)
 7008 3230 0002 7221 8371

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* **Holidays!** Addressee

B. Received by *[Signature]* C. Date of Delivery *12-9-20*

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42972 JANUARY 2021 WARNING
MAUREEN GUNTER
1820 NW 112 TETT
PEMBROKE PINES, FL 33026-2106



9590 9402 5374 9189 8637 08

2. Article Number (Transfer from service label)

7008 3230 0002 7221 8357

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Maureen Gunter* Agent
 M Gunter 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 Priority Mail Express®
 - Adult Signature Restricted Delivery Registered Mail™
 - Certified Mail® Registered Mail Restricted Delivery
 - Certified Mail Restricted Delivery Return Receipt for Merchandise
 - Collect on Delivery Signature Confirmation™
 - Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
- 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 42972 JANUARY 2021 WARNING
DELFINA C D AGNESE
1821 NW 113 AVE
PEEBROKE PINES, FL 33026-2111



9590 9402 4618 8323 4100 00

7008 3230 0002 7221 9286
Transfer from previous label

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery
12/31/20

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

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 42972 JANUARY 2021 WARNING
JOHN D'AGNESE
1821 NW 113 AVENUE
PEMBROKE PINES, FL 33026-2111



9590 9402 4618 8323 4099 05

2. Article Number (Transfer from service label)

7008 3230 0002 7221 9354

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

John D'Agnese

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery
12/5/20

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

Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42972 JANUARY 2021 WARNING

**CITY OF PEMBROKE PINES
 CITY ATTORNEY'S OFFICE
 601 CITY CENTER WAY
 PEMBROKE PINES, FL 33025**



2. A

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *HEIM*

- Agent
- Addressee

B. Received by (Printed Name)

HEIM

C. Date of Delivery

12/7/20

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®

- 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 THIS SECTION ON DELIVERY

- 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 42972 JANUARY 2021 WARNING
JACK D'AGNESE
1821 N.W. 113 AVE.
PEMBROKE PINES, FL 33026-2111



9590 9402 4618 8323 4099 12

2. Article Number (Transfer from previous label)
7008 3230 0002 7221 9347

A. Signature

X *Jack D'Agnese*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/5/20

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

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 42972 JANUARY 2021 WARNING
VALUE CARE AT HOME
BROWARD COUNTY
6803 WEST COMMERCIAL BLVD.
TAMARAC, FL 33319



9590 9402 5374 9189 8634 63

2. Article Number (Transfer from service label)

7008 3230 0002 7221 8333

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- 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 42972 JANUARY 2021 WARNING
DELFINA C. D'AGNESE EST
1821 NW 113TH AVENUE
PINEBROKE PINES, FL 33026-2111



9590 9402 4618 8323 4098 75

2. Article Number (Transfer from service label)

7008 3230 0002 7221 9330

A. Signature

X

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/5/20

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 THIS SECTION ON DELIVERY

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

Article Addressed to:

**TD 42972 JANUARY 2021 WARNING
OFFICE OF THE US TRUSTEE
51 S.W. 1ST AVE. , SUITE 1204
MIAMI, FL 33130**



9590 9402 4618 8323 4098 06

A. Signature Agent
Matthew Addressee

B. Received by (Printed Name) C. Date of Delivery
Matthew 12/7/20

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

2. Article Number (Transfer from service label)
7008 3230 0002 7221 8319

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