



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

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 05/16/2019

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 05/15/2019

CERTIFICATE # 2015-4776

ACCOUNT # 494105050650

ALTERNATE KEY # 188926

TAX DEED APPLICATION # 43070

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 7, in Block 322, WESTWOOD COMMUNITY FOUR-A, according to the Plat thereof, as recorded in Plat Book 78, Page 42, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 7005 NW 92 TERRACE, TAMARAC FL 33321

OWNER OF RECORD ON CURRENT TAX ROLL:

CAROL TRETAKIS, LE

AMY E TRETAKIS

7005 NW 92 TER

TAMARAC, FL 33321 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CAROL TRETAKIS

7005 N.W. 92ND TERRACE

TAMARAC, FL 33321 (Per Deed. Deed reserves a Life Estate for Carol Tretakis with the remainder to Amy E. Tretakis.)

AMY E. TRETAKIS

5851 HOLMBERG ROAD, #3013

PARKLAND, FL 33067 (Per Deed)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 05 05 0650

CURRENT ASSESSED VALUE: \$111,590

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

No new documents found.

**Update search found no new recorded documents.

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.

Karen Klein

Title Examiner



Site Address	7005 NW 92 TERRACE, TAMARAC FL 33321	ID #	4941 05 05 0650
Property Owner	TRETAKIS,CAROL LE TRETAKIS,AMY E	Millage	3112
Mailing Address	7005 NW 92 TER TAMARAC FL 33321	Use	01
Abbr Legal Description	WESTWOOD COMMUNITY 4-A 78-42 B LOT 7 BLK 322		

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	\$22,500	\$156,100	\$178,600	\$111,590	
2017	\$22,500	\$139,470	\$161,970	\$109,300	\$2,190.83
2016	\$22,500	\$129,070	\$151,570	\$107,060	\$2,179.99

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$178,600	\$178,600	\$178,600	\$178,600
Portability	0	0	0	0
Assessed/SOH 02	\$111,590	\$111,590	\$111,590	\$111,590
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$61,590	\$86,590	\$61,590	\$61,590

Sales History			
Date	Type	Price	Book/Page or CIN
10/23/2002	WD	\$100	34053 / 494
8/8/2001	QCD	\$100	32027 / 1500
8/8/2001	QCD	\$100	32001 / 504
8/25/1998	D	\$100	28811 / 787
12/1/1985	WD	\$69,500	13066 / 54

Land Calculations		
Price	Factor	Type
\$3.00	7,500	SF
Adj. Bldg. S.F. (Card, Sketch)		1805
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1974/1973		

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



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PROPERTY INFORMATION REPORT

ORDER DATE: 01/31/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/30/2019

CERTIFICATE # 2015-4776

ACCOUNT # 494105050650

ALTERNATE KEY # 188926

TAX DEED APPLICATION # 43070

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:

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CAROL TRETAKIS LE

AMY E TRETAKIS

7005 NW 92 TER

TAMARAC, FL 33321 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CAROL TRETAKIS

OR: 34053, Page: 494

7005 N.W. 92ND TERRACE

TAMARAC, FL 33321 (Per Deed. Deed reserves a Life Estate for Carol Tretakis with the remainder to Amy E. Tretakis.)

AMY E. TRETAKIS

5851 HOLMBERG ROAD, #3013

PARKLAND, FL 33067 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

STONEFIELD INVESTMENT FUND IV, LLC

21 ROBERT PITT DR. #207

MONSEY, NY 10952 (Tax Deed Applicant)

JOSEPH A RUTHERFORD, REGISTERED AGENT
O/B/O WESTWOOD COMMUNITY FOUR ASSOCIATION, INC.
9200 NW 70 ST
TAMARAC, FL 33321 (Per Sunbiz. Declaration recorded in 5385-756.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 05 05 0650

CURRENT ASSESSED VALUE: \$111,590

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Deed	OR: 28811, Page: 787
Quit Claim Deed	OR: 32001, Page: 504
Trust Affidavit	OR: 32001, Page: 507
Death Certificate	OR: 32001, Page: 513
Quit Claim Deed	OR: 32027, Page: 1500

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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 #43070

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

AMY E. TRETAKIS
5851 HOLMBERG ROAD, #3013
PARKLAND, FL 33067

CAROL TRETAKIS LE
7005 N.W. 92ND TERRACE
TAMARAC, FL 33321

JOSEPH A RUTHERFORD,
REGISTERED AGENT O/B/O
WESTWOOD COMMUNITY
FOUR ASSOCIATION, INC.
9200 NW 70 ST
TAMARAC, FL 33321

AMY TRETAKIS
7005 NW 92ND TERRACE
TAMARAC, FL 33321

AMY TRETAKIS
1467 SUSSEX DRIVE
NORTH LAUDERDALE, FL
33068

CAROL TRETAKIS
1467 SUSSEX DRIVE
NORTH LAUDERDALE, FL
33068

CAROL TRETAKIS
5851 HOLMBERG ROAD #3013
PARKLAND, FL 33067

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

WESTWOOD COMMUNITY
FOUR ASSOCIATION, INC
9200 NW 70 STREET
TAMARAC, FL 33321

*NORMAN ELLIOTT COLTEN
ELLEN BETH FLEXMAN & D J
COLTEN
44 STONEHENGE DR
OCEAN, NJ 07712

*STEVE E ALEXIOS
7003 NW 92 TER
TAMARAC, FL 33321-3144

*SUSAN N MAHONEY
MAHONEY FAM TR
7007 NW 92 TER
TAMARAC, FL 33321

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 August 2019 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43070

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 494105-05-0650
Certificate Number: 4776
Date of Issuance: 05/26/2016
Certificate Holder: STONEFIELD INVESTMENT FUND IV, LLC
Description of Property: WESTWOOD COMMUNITY 4-A 78-42 B
LOT 7 BLK 322

Name in which assessed: TRETAKIS,CAROL LETRETAKIS,AMY E
Legal Titleholders: TRETAKIS,CAROL LE
TRETAKIS,AMY E
7005 NW 92 TER
TAMARAC, FL 33321

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

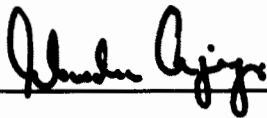
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of September , 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 15th day of August , 2019 .

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: _____



Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 08/15/2019, 08/22/2019, 08/29/2019 & 09/05/2019
Minimum Bid: 67266.14

Broward County, Florida

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Abiodun Ajayi
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Publish: DAILY BUSINESS REVIEW
Issues: 08/15/2019, 08/22/2019, 08/29/2019 & 09/05/2019
Minimum Bid: 67266.14

BROWARD DAILY BUSINESS REVIEW

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

STATE OF FLORIDA COUNTY OF BROWARD:

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

43070
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 4776

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

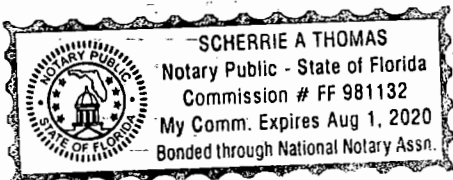
08/15/2019 08/22/2019 08/29/2019 09/05/2019

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

Sworn to and subscribed before me this
5 day of SEPTEMBER, A.D. 2019

(SEAL)

GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 43070

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Certificate Holder:
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IV, LLC
Description of Property:
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78-42 B
LOT 7 BLK 322
Name in which assessed:
TRETAKIS, CAROL LE TRETAKIS,
AMY E
Legal Titleholders:
TRETAKIS, CAROL LE TRETAKIS,
AMY E
7005 NW 92 TER
TAMARAC, FL 33321

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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: 67266.14
401-314
8/15-22-29 9/5 19-24/0000416244B

Assignment: 5071 SERVE ASAP - RETURN TO TAX NOTICE TRAY* Service Sheet # 19-031666

BROWARD COUNTY, FL vs. TRETAKIS, CAROL EL; ETAL TD 43070

TAX SALE NOTICE PLAINTIFF VS. COUNTY/BROWARD DEFENDANT 9/8/2019 CASE

TYPE OF WRIT COURT HEARING DATE

TRETAKIS, CAROL LE &/OR TRETAKIS, AMY E 7005 NW 92 TERRACE

SERVE TAMARAC, FL 33321

14279
 BROWARD COUNTY REVENUE-DELINQ TAX SECTION
 115 S. ANDREWS AVENUE, ROOM A-100
 FT LAUDERDALE, FL 33301
 JULIE AIKMAN, SUPV.

Received this process on 8/5/2019
 Date 8-6-19

Served
 Not Served - see comments

8-9-19 at 10:00
 Date Time

9884 Attorney
 On TRETAKIS, CAROL LE &/OR TRETAKIS, AMY E, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

- INDIVIDUAL SERVICE**
- SUBSTITUTE SERVICE:**
 - At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: _____, in accordance with F.S. 48.031(1)(a)
 - To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
 - To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business
- CORPORATE SERVICE:**
 - To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
 - To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
 - To _____, as resident agent of said corporation in accordance with F.S. 48.091
- PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)
- POSTED RESIDENTIAL:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183
 1st attempt date/time: _____ 2nd attempt date/time: _____
- POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183
 1st attempt date/time: _____ 2nd attempt date/time: _____
- OTHER RETURNS:** See comments

COMMENTS: Posted

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

GREGORY TONY, SHERIFF
 BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494105-05-0650 (TD #43070)

RECEIVED SHERIFF

2019 AUG -5 AM 8:32

WARNING

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

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

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by August 30, 2019\$11,324.17

Or

* Amount due if paid by September 17, 2019\$11,471.14

*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 September 18, 2019 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

TRETAKIS, CAROL LE AND/OR
TRETAKIS, AMY E
7005 NW 92 TER
TAMARAC, FL 33321

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



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

Detail by Entity Name

Florida Not For Profit Corporation
WESTWOOD COMMUNITY FOUR ASSOCIATION, INC.

Filing Information

Document Number	727650
FEI/EIN Number	23-7446255
Date Filed	10/04/1973
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/06/1984

Principal Address

9200 N.W. 70TH STREET
TAMARAC, FL 33321

Changed: 09/06/1984

Mailing Address

9200 N.W. 70TH STREET
TAMARAC, FL 33321

Changed: 09/06/1984

Registered Agent Name & Address

RUTHERFORD, JOSEPH A
9200 NW 70 ST
TAMARAC, FL 33321

Name Changed: 04/21/2015

Address Changed: 01/26/2007

Officer/Director Detail

Name & Address

Title Director, Secretary

FERNANDEZ, YOLANDA
7001 NW 93 AVE
TAMARAC, FL 33321

Title D. Treasurer

Title D, Treasurer

FLEXMAN, ELLEN
7004 93 AVE
TAMARAC, FL 33321

Title D, President

RUTHERFORD, JOSEPH
7203 NW 92 AVE
TAMARAC, FL 33321

Title Director

MILLER, JUDITH
7206 NW 92 TERR
TAMARAC, FL 33321

Title Director, VP

Paz, Eyal
7004 NW 94 Terr
Tamarac, FL 33321

Title Director

CREAZZO, STEVEN
7009 NW 95 TERR
TAMARAC, FL 33321

Title Director

Thompson, Alyse
9100 NW 72 St
Tamarac, FL 33321

Annual Reports

Report Year	Filed Date
2016	01/26/2016
2017	01/17/2017
2018	01/25/2018

Document Images

01/25/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
01/26/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
01/14/2014 -- ANNUAL REPORT	View image in PDF format
01/09/2013 -- ANNUAL REPORT	View image in PDF format
01/18/2012 -- ANNUAL REPORT	View image in PDF format

02/09/2011 -- ANNUAL REPORT	View image in PDF format
03/10/2010 -- ANNUAL REPORT	View image in PDF format
04/09/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
01/26/2007 -- ANNUAL REPORT	View image in PDF format
04/27/2006 -- ANNUAL REPORT	View image in PDF format
03/23/2005 -- ANNUAL REPORT	View image in PDF format
04/05/2004 -- ANNUAL REPORT	View image in PDF format
03/10/2003 -- ANNUAL REPORT	View image in PDF format
02/13/2002 -- ANNUAL REPORT	View image in PDF format
02/27/2001 -- ANNUAL REPORT	View image in PDF format
04/03/2000 -- ANNUAL REPORT	View image in PDF format
03/05/1999 -- ANNUAL REPORT	View image in PDF format
02/09/1998 -- ANNUAL REPORT	View image in PDF format
01/28/1997 -- ANNUAL REPORT	View image in PDF format
03/18/1996 -- ANNUAL REPORT	View image in PDF format
01/27/1995 -- ANNUAL REPORT	View image in PDF format

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

Parcel ID Number: 19105-05-06500
Grantee #1 TIN:

DEED

THIS INDENTURE, made this 25th day of August, 1998, by and between **SEYMOUR SHOLMAN**, an unmarried widower,

hereinafter referred to as Grantor,
whose mailing address is 7005 N.W. 92nd Terrace, Tamarac, Florida 33321,

and **SEYMOUR SHOLMAN**, or his successors, as TRUSTEE of the **SEYMOUR SHOLMAN REVOCABLE LIVING TRUST U/A/D AUGUST 25**, 1998,

hereinafter referred to as Trustee,
whose post office address is 7005 N.W. 92nd Terrace, Tamarac, Florida 33321.

(Wherever used the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires)

WITNESSETH

Grantor, in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, his successors and assigns, all Grantor's interest in and to the following described real property lying and being situated in **Broward** County, Florida, to-wit:

Lot 7, in Block 322, WESTWOOD COMMUNITY FOUR-A, according to the Plat thereof, as recorded in Plat Book 78, Page 42, of the Public Records of Broward County, Florida.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining;

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit

1. The Trustee is vested with full rights of ownership over the above described real estate and Trustee is specifically granted and given the power and authority

(a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

(c) To execute leases and subleases for terms as long as 20 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

(d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

(e) To manage, control and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated

W/C TRI-COUNTY for: --

RONALD E. SHNIDER, P.A.

7770 W Oakland Pk Blvd Ste 100
Sunrise, FL 33351

#98-0208 SEYMOUR SHOLMAN EST PLM

BK2881PG1787

and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes, 1988;

(f) The Trustee's liability hereunder, under the Trust Agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto;

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement dated the 25th day of AUGUST, 19 98.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto collateral hereto.

4. This conveyance is made in conformance with the provisions of Section 689.071, Florida Statutes.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

6. Each and every power hereinabove set forth may be exercised by any Trustee. Any instrument executed by any Trustee or any act taken by any Trustee shall be binding upon the trust and all of the Trustees as fully and completely as if all Trustees had executed said instrument or taken said action

7. The Successor Trustee is Grantee's sister, **RENA KOREN**

The Successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act of conveyance or transfer. A certificate signed by any Trustee or any Successor Trustee under this instrument and acknowledged by him/her before a Notary Public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustees who from time to time are serving under it

NOTE TO PROPERTY APPRAISER: The Grantee confirms that under the terms of the Trust referred to above, the Grantee has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed the date above written.

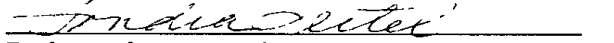
Signed, sealed and delivered in the presence of.



RONALD E. SHNIDER
Witness



SEYMOUR SHOLMAN (Seal)
P O Address 7005 N W 92nd Terrace, Tamarac, FL 33321

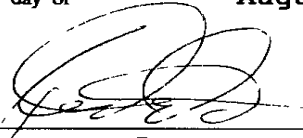

Printed Name: SONIA H TILLET
Witness

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

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 25th day of August, 1998 by SEYMOUR SHOLMAN, an unmarried widower,

who is personally known to me



RONALD E. SHNIDER
NOTARY PUBLIC
My Commission Expires. 06/20/00

This Document Prepared By
RONALD E. SHNIDER, ESQ.
RONALD E. SHNIDER, P.A. ATTORNEY-AT-LAW
7770 W Oakland Park Blvd #100, NationsBank Bldg.
Sunrise, FL 33351



RONALD E. SHNIDER
COMMISSION # CC 549973
EXPIRES JUN 20, 2000
BONDED THRU
ATLANTIC BONDING CO IN)

8K2881PG1788

INSTR # 101265960
OR BK 32001 PG 0504
RECORDED 08/17/2001 05:02 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 2075

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 8th day of August, 2001, by RENA KOREN, a married woman, individually and as Successor Trustee of the Seymour Sholman Revocable Living Trust Dated August 25, 1998, whose post office address is 7000 N.W. 93rd Avenue, Tamarac, Florida 33321, first party, to RENA KOREN, a married woman, whose post office address is 7000 N.W. 93rd Avenue, Tamarac, Florida 33321, second party.

WITNESSETH, that the first party, for and in consideration of the sum of \$1.00 and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

Lot 7, in Block 322, WESTWOOD COMMUNITY FOUR-A, according to the Plat thereof, as recorded in Plat Book 78, Page 42, of the Public Records of Broward County, Florida

FOLIO/PARCEL I-D Number: 19105-05-06500

GRANTOR RENA KOREN CERTIFIES, WARRANTS, AND COVENANTS THAT NEITHER GRANTOR NOR ANY OF HER FAMILY RESIDE ON THE ABOVE DESCRIBED PREMISES AND THAT THE PROPERTY IS NOT THE GRANTOR'S HOMESTEAD UNDER FLORIDA LAW. THE GRANTOR'S HOMESTEAD ADDRESS IS 7000 N.W. 93RD AVENUE, TAMARAC, FLORIDA 33321.

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.

Natali Jedlicki
Witness Signature

RENA KOREN
RENA KOREN

NATALI JEDLICKI
Witness - Print Name

Arlene Lakin
Witness - Signature

ARLENE LAKIN
Witness - Print Name

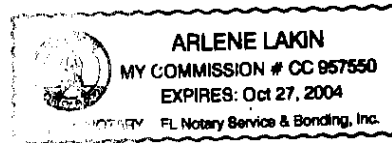
STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments and administer oaths, personally appeared RENA KOREN who executed the foregoing instrument, and she acknowledged before me that she executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 8th day of August, 2001

Arlene Lakin
NOTARY PUBLIC

As to RENA KOREN:
Personally known to me



TRUST AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared **RENA KOREN**, individually and as successor trustee of the Seymour Sholman Revocable Living Trust Dated August 25, 1998, and being duly sworn, on oath, deposes and states, to wit:

- (1) That **SEYMOUR SHOLMAN** passed away on [REDACTED];
- (2) That SEYMOUR SHOLMAN was the initial/primary trustee of the above-referenced Trust Agreement, and that RENA KOREN is the successor trustee [see attached page one of Trust Agreement]; and
- (3) That RENA KOREN, as successor trustee, has full power and authority to sell, convey, and grant and encumber both the legal and beneficial interest in the real estate contained in the trust [see attached pages seven, eight, and fifteen of the Trust Agreement], to wit:

Lot 7, in Block 322, WESTWOOD COMMUNITY FOUR-A, according to the Plat thereof, as recorded in Plat Book 78, Page 42, of the Public Records of Broward County, Florida

FOLIO/PARCEL I-D Number: 19105-05-06500

- (4) That the Trust has been in full force and effect since August

25, 1998, and remains in full force and effect. The Trust has not been revoked nor amended in any way and nothing has been done which would effect the undersigned to sell, transfer or convey the real property described above.

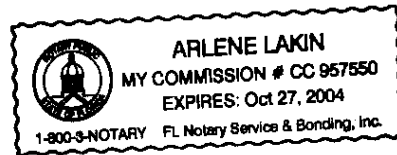
FURTHER AFFIANT SAYETH NAUGHT.

Rena Koren
RENA KOREN

STATE OF FLORIDA
COUNTY OF BROWARD

SWORN TO AND SUBSCRIBED BEFORE ME this 8th day of August by RENA KOREN, who is personally known to me.

Arlene Lakin
NOTARY PUBLIC, STATE OF FLORIDA



THE SEYMOUR SHOLMAN REVOCABLE LIVING TRUST

The SEYMOUR SHOLMAN Revocable Living Trust under agreement dated AUGUST 25, 1998, is hereby created and established between SEYMOUR SHOLMAN, of 7005 N.W. 92nd Terrace, Tamarac, FL 33321, hereafter referred to as the grantor, and SEYMOUR SHOLMAN, trustee.

ARTICLE I. STATEMENT OF PURPOSE

The grantor has established this trust in order to provide a means for the management of certain of the grantor's properties, and perhaps the proceeds of insurance upon the grantor's life, for the management of such further property interests as may be deposited with the trustee by the grantor, and for the maintenance, comfort, and support of the grantor during the grantor's life, and, after the grantor's death, for the benefit of the grantor's sister, her husband and children, all in the manner hereafter provided.

ARTICLE II. FAMILY

At the time of execution of this trust agreement, the grantor's immediate family group consists of solely of the grantor, he being an unremarried widower with no children.

ARTICLE III. TRUSTEE

A. The original trustee of this trust is the grantor, SEYMOUR SHOLMAN. In the event of the death, incapacity, or resignation of the original trustee, the grantor's sister, RENA KOREN, shall serve immediately as the successor trustee. In the event of the death, incapacity, or resignation of the successor trustee, the grantors' brother in law, EMANUEL KOREN, shall serve immediately as the alternate successor trustee.

B. The grantor will appoint the personal representative of the grantor's estate in reliance upon the grantor's faith in the ability and integrity of the party appointed. For this reason, a trustee named in this document that does not serve as personal

The SEYMOUR SHOLMAN Revocable Living Trust

- grantor, the grantor shall be incapable of managing the grantor's own affairs because of prolonged illness or for any other reason, then during all those periods and during all periods of the grantor's adjudicated incompetency, the trustee other than the grantor may use, apply, or expend, for the direct or indirect benefit of the grantor, whatever part or parts or all of the income and principal, or both, of the trust fund that the trustee shall think best for the welfare of the grantor.
- E. Neither the conservator nor the guardian of the grantor, nor any person other than the grantor except as otherwise provided in this item, may exercise any of the rights reserved to the grantor by the provisions of this item.
- F. Upon written request by the grantor, the trustee will assent to or join in the execution of any document presented to them by the grantor and designed to enable the grantor to exercise any of the rights reserved by the provisions of this item.

ARTICLE VII. THE TRUSTEE'S POWER & DIRECTIONS

The trustee, and the trustee's successors, and parties serving in their stead, shall be governed by the applicable provisions of the laws of Florida, that are not in conflict with this document, and shall have all additional powers and protection granted by statute to a trustee at the time of application that are not in conflict with this document. In addition and not in limitation of any common-law or statutory authority, and without application to any court, the trustee and the trustee's successors and parties serving in their stead also shall have the powers and responsibilities described below, to be exercised in their absolute discretion until distribution of the trusts created under this document, and shall observe the instructions hereafter given.

- A. With respect to all assets in the trust estates:
1. With regard to both real and personal property, for the purpose of obtaining funds for payment of

The SEYMOUR SHOLMAN Revocable Living Trust

taxes, claims and the costs of administration of the grantor's probate estate if authorized, and for making distributions, conversion into cash, management of the property and for every other proper purpose, they may acquire, retain, invest, reinvest, exchange, lease, sell, borrow, mortgage, pledge, transfer and convey in such manner and on such terms without limit as to time as they may deem advisable, even for terms beyond the expected term of any trust, and no purchaser or lender shall be liable to see to the propriety of the transaction nor to the application of the proceeds.

2. Distributions of income from the trusts created under this document, except discretionary distributions, shall be made not less frequently than quarter-annually and at the request in writing of a beneficiary or the beneficiary's guardian shall be made more frequently, though not more frequently than monthly.
3. The trustee shall charge against income a reasonable allowance for depreciation on property held for the production of income and subject to depreciation under accounting principles.
4. The distribution of a gift of principal to a donee who is a minor at the time of distribution shall be made to the custodian for the minor under the Florida Gifts To Minors Act. If there is none, the custodian shall be appointed by the trustee and a trustee may be appointed as guardian.
5. To disclaim a power that they consider to be burdensome, unnecessary or unwise.
6. Except for a charitable remainder trust, to hold, manage, invest and account for the separate trusts in one or more consolidated funds, in whole or in

see to the application of the funds. In the discretion of the trustee, the amounts paid for the foregoing purposes may be paid out of income or principal, and the trustee may accumulate income for that purpose. The manner of payment shall require no reimbursement or adjustment of the accounts of the trust estate or of the shares that the beneficiaries shall be entitled to receive in income or principal.

- E. Gift Of Residuary Trust Estate. Immediately after the death of the grantor, the rest of the trust estate, hereafter called the residuary trust estate, shall be administered and its principal and income shall be distributed by the successor trustee in the following manner, and then this trust shall terminate: After payment of legally enforceable administrative expenses, the rest, residue and remainder of the trust to the grantor's sister, RENA KOREN, if she shall survive the grantor, and if she shall fail to survive the grantor, then to her husband, EMANUEL KOREN, if surviving. If the said EMANUEL KOREN shall not survive the grantor then to the grantor's nephew, WILLIAM KOREN, and niece, CAROL TRETAKIS, equally, share and share alike, per stirpes.

DECLARATION BY GRANTOR & ACCEPTANCE BY TRUSTEE

On August 25, 1998, in the presence of the undersigned witnesses, I sign this document and declare it to be The SEYMOUR SHOLMAN Revocable Living Trust.

Seymour Sholman
SEYMOUR SHOLMAN
As Grantor and Trustee

The SEYMOUR SHOLMAN Revocable Living Trust

INSTR # 101281494
OR BK 32027 PG 1500
RECORDED 08/24/2001 11:26 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1038

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 8th day of August, 2001, by RENA KOREN, a married woman, whose post office address is 7000 N.W. 93rd Avenue, Tamarac, Florida 33321, first party, to CAROL TRETAKIS, a single woman, whose post office address is 1467 Sussex Drive, North Lauderdale, Florida 33068, second party.

WITNESSETH, that the first party, for and in consideration of the sum of \$1.00 and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

Lot 7, in Block 322, WESTWOOD COMMUNITY FOUR-A, according to the Plat thereof, as recorded in Plat Book 78, Page 42, of the Public Records of Broward County, Florida

FOLIO/PARCEL I-D Number: 19105-05-06500

GRANTOR RENA KOREN CERTIFIES, WARRANTS, AND COVENANTS THAT NEITHER GRANTOR NOR ANY OF HER FAMILY RESIDE ON THE ABOVE DESCRIBED PREMISES AND THAT THE PROPERTY IS NOT THE GRANTOR'S HOMESTEAD UNDER FLORIDA LAW. THE GRANTOR'S HOMESTEAD ADDRESS IS 7000 N.W. 93RD AVENUE, TAMARAC, FLORIDA 33321.

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.

Natali Jedycki
Witness - Signature

Rena Koren
RENA KOREN

NATALI JEDYCKI
Witness - Print Name

Arlene Lakin
Witness - Signature

ARLENE LAKIN
Witness - Print Name

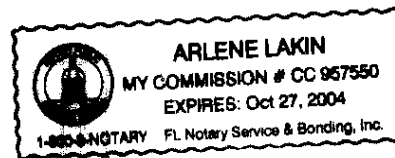
STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments and administer oaths, personally appeared RENA KOREN who executed the foregoing instrument, and she acknowledged before me that she executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 8th day of August, 2001.

Arlene Lakin
NOTARY PUBLIC

As to RENA KOREN:
Personally known to me



6
This deed is being recorded
without the benefit of a
title search.

WARRANTY DEED

THIS WARRANTY DEED executed this 23rd day of October, 2002, by **CAROL TRETAKIS**, a single woman, whose post office address is 7005 N.W. 92nd Terrace, Tamarac, Florida 33321, as Grantor, to **CAROL TRETAKIS**, a single woman, whose post office address is 7005 N.W. 92nd Terrace, Tamarac, Florida 33321, for a **life estate**, without any liability for waste, and with full power and authority in said life tenant, to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of this life tenant, the **remainder**, if any, to **AMY E. TRETAKIS**, a single woman, whose post office address is 5851 Holmberg Road, #3013, Parkland, Florida 33067, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration paid by the Grantees the receipt whereof is hereby acknowledged, does hereby bargain, sell and grant unto the Grantees, and Grantees' heirs and assigns forever, all the right, title, and interest in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

Legal Description:

Lot 7, in Block 322, WESTWOOD COMMUNITY FOUR-A, according to the Plat thereof, as recorded in Plat Book 78, Page 42, of the Public Records of Broward County, Florida.

Folio ID Number:

494105050650

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the Grantees and Grantees' heirs forever.

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

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

1
2

WITNESSES:

Kelli Cavanaugh
Print Name: Kelli Cavanaugh

Gabriela Blotok
Print Name: GABRIELA BLOTOK

GRANTOR:

Carol Tretakis (LS)
CAROL TRETAKIS

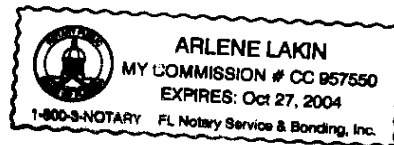
STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments and administer oaths, personally appeared CAROL TRETAKIS who executed the foregoing instrument, and she acknowledged before me that she executed the same.

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

Arlene Lakin
NOTARY PUBLIC

As to CAROL TRETAKIS:
Personally known to me:



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

DATE: August 1st, 2019
PROPERTY ID # 494105-05-0650 (TD # 43070)

WARNING

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

AMY E. TRETAKIS
5851 HOLMBERG ROAD, #3013
PARKLAND, FL 33067

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7005 NW 92 TER, TAMARAC, FL 33321 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by August 30, 2019\$11,324.17
- Or
- * Estimated Amount due if paid by September 17, 2019\$11,471.14

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 18, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: August 1st, 2019
PROPERTY ID # 494105-05-0650 (TD # 43070)

WARNING

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

CAROL TRETAKIS LE
7005 N.W. 92ND TERRACE
TAMARAC, FL 33321

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

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

DATE: August 1st, 2019
PROPERTY ID # 494105-05-0650 (TD # 43070)

WARNING

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

JOSEPH A RUTHERFORD, REGISTERED AGENT
O/B/O WESTWOOD COMMUNITY FOUR ASSOCIATION, INC.
9200 NW 70 ST
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7005 NW 92 TER, TAMARAC, FL 33321 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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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: August 1st, 2019
PROPERTY ID # 494105-05-0650 (TD # 43070)

WARNING

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

AMY TRETAKIS
7005 NW 92ND TERRACE
TAMARAC, FL 33321

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

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

DATE: August 1st, 2019
PROPERTY ID # 494105-05-0650 (TD # 43070)

WARNING

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AMY TRETAKIS
1467 SUSSEX DRIVE
NORTH LAUDERDALE, FL 33068

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

DATE: August 1st, 2019
PROPERTY ID # 494105-05-0650 (TD # 43070)

WARNING

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CAROL TRETAKIS
1467 SUSSEX DRIVE
NORTH LAUDERDALE, FL 33068

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

DATE: August 1st, 2019
PROPERTY ID # 494105-05-0650 (TD # 43070)

WARNING

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CAROL TRETAKIS
5851 HOLMBERG ROAD #3013
PARKLAND, FL 33067

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

DATE: August 1st, 2019
PROPERTY ID # 494105-05-0650 (TD # 43070)

WARNING

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

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

DATE: August 1st, 2019
PROPERTY ID # 494105-05-0650 (TD # 43070)

WARNING

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WESTWOOD COMMUNITY FOUR ASSOCIATION, INC
9200 NW 70 STREET
TAMARAC, FL 33321

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DATE: August 1st, 2019
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NORMAN ELLIOTT COLTEN
ELLEN BETH FLEXMAN & D J COLTEN
44 STONEHENGE DR
OCEAN, NJ 07712

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STEVE E ALEXIOS
7003 NW 92 TER
TAMARAC, FL 33321-3144

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SUSAN N MAHONEY
MAHONEY FAM TR
7007 NW 92 TER
TAMARAC, FL 33321

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

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AMY E. TRETAKIS

Total Postage

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TD 43070 SEPTEMBER 2019 WARNING
CAROL TRETAKIS LE
7005 N.W. 92ND TERRACE
TAMARAC, FL 33321

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

See Reverse for Instructions

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City, State, ZIP+4

TD 43070 SEPTEMBER 2019 WARNING
JOSEPH A RUTHERFORD, REGISTERED AGENT
O/B/O WESTWOOD COMMUNITY FOUR ASSOC., INC
9200 NW 70 ST
TAMARAC, FL 33321

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

See Reverse for Instructions

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

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City, State, ZIP+4®

TD 43070 SEPTEMBER 2019 WARNING
AMY TRETAKIS
7005 NW 92ND TERRACE
TAMARAC, FL 33321

7019 0140 0000 6239 2031

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TD 43070 SEPTEMBER 2019 WARNING
AMY TRETAKIS
1467 SUSSEX DRIVE
NORTH LAUDERDALE, FL 33068

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

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Street and Apt. No

City, State, ZIP+4®

TD 43070 SEPTEMBER 2019 WARNING
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1467 SUSSEX DRIVE
NORTH LAUDERDALE, FL 33068

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Total Postage

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City, State, ZIP+4®

TD 43070 SEPTEMBER 2019 WARNING
CAROL TRETAKIS
5851 HOLMBERG ROAD #3013
PARKLAND, FL 33067

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TD 43070 SEPTEMBER 2019 WARNING

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

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See Reverse for Instructions

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP+4®

TD 43070 SEPTEMBER 2019 WARNING

WESTWOOD COMMUNITY

FOUR ASSOCIATION, INC

9200 NW 70 STREET

TAMARAC, FL 33321

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

See Reverse for Instructions

7019 0140 0000 6239 2086

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and #

City, State, ZIP+4®

TD 43070 SEPTEMBER 2019 WARNING
NORMAN ELLIOTT COLTEN
ELLEN BETH FLEXMAN & D J COLTEN
44 STONEHENGE DR
OCEAN, NJ 07712

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

See Reverse for Instructions

7019 0140 0000 6239 2099

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

TD 43070 SEPTEMBER 2019 WARNING

STEVE E ALEXIOS

7003 NW 92 TER

TAMARAC, FL 33321-3144

Postage

\$

Total Po

\$

Sent To

Street or

City, State, ZIP+4®

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

See Reverse for Instructions

7019 0140 0000 6239 2102

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+4®

TD 43070 SEPTEMBER 2019 WARNING

SUSAN N MAHONEY

MAHONEY FAM TR

7007 NW 92 TER

TAMARAC, FL 33321

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

See Reverse for Instructions

7019 0140 0000 6239 2116

SENDER: COMPLETE THIS SECTION

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

TD 43070 SEPTEMBER 2019 WARNING
 NORMAN ELLIOTT COLTEN
 ELLEN BETH FLEXMAN & D J COLTEN
 44 STONEHENGE DR
 OCEAN, NJ 07712



9590 9402 4654 8323 8593 44

2. Article Number (Transfer from service label)

7019 0140 0000 6239 2093

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Norman Colten* Agent
 Addressee

B. Received by (Printed Name)

Norman Colten

C. Date of Delivery

8-12-19

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Mail Restricted Delivery (30)
- 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 43070 SEPTEMBER 2019 WARNING
 WESTWOOD COMMUNITY
 FOUR ASSOCIATION, INC
 9200 NW 70 STREET
 TAMARAC, FL 33321



9590 9402 4654 8323 8594 12

2. Article Number (Transfer from service label)

7019 0140 0000 6239 2086

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten Name]

C. Date of Delivery

8-10-19

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- 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.

1. Article Addressed to:
 TD 43070 SEPTEMBER 2019 WARNING
 STEVE E ALEXIOS
 7003 NW 92 TER
 TAMARAC, FL 33321-3144



9590 9402 4654 8323 8593 51

2. Article Number (EPC)
 8259 210

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Steve Alexios* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 Alexios S. 8-10-19

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

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 43070 SEPTEMBER 2019 WARNING
 SUSAN N MAHONEY
 MAHONEY FAM TR
 7007 NW 92 TER
 TAMARAC, FL 33321



9590 9402 4654 8323 8595 59

2. Article Addressed to:

7019 0140 0000 6239 2116

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Karl O Simpson Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/10/19

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

3. Service Type

- | | |
|---|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43070 SEPTEMBER 2019 WARNING
 JOSEPH A RUTHERFORD, REGISTERED AGENT
 O/B/O WESTWOOD COMMUNITY FOUR ASSOC., INC
 9200 NW 70 ST
 TAMARAC, FL 33321



9590 9402 4654 8323 8581 94

2. Article Number (Transfer from service label)

7019 0140 0000 6239 2024

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*
 B. Received by (Printed Name)
[Handwritten Name]

- Agent
- Addressee

C. Date of Delivery
8-10-19

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

3. Service Type

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

(over word)

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 43070 SEPTEMBER 2019 WARNING
 CITY OF TAMARAC
 C/O FINANCIAL SERVICES
 7525 NW 88 AVE
 TAMARAC, FL 33321



9590 9402 4654 8323 8585 83

2. Article Number (Transfer from service label)

7019 0140 0000 6239 2079

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) J. Randle
 C. Date of Delivery 8/12/19

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt