



**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**  
**Phone: (412) 391-5555 Fax: (412) 391-7608**  
**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**  
  
**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 05/20/2019

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 05/19/2019

**CERTIFICATE #** 2014-3736

**ACCOUNT #** 484234030950

**ALTERNATE KEY #** 134505

**TAX DEED APPLICATION #** 43141

**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 10, Block 7, SEABOARD HIGHLANDS ADDITION, according to the Plat thereof, recorded in Plat Book 19, Page 13, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** NW 17 AVENUE, POMPANO BEACH FL 33069

### OWNER OF RECORD ON CURRENT TAX ROLL:

PETUEL DESAMOUR &

ANTONIO NOEL ETAL

520 NE 37 ST

POMPANO BEACH, FL 33064 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

PETUEL DESAMOUR, ANTONIO NOEL, OR: 41532, Page: 629

ANTOINE SAINT JUSTE AND ANANIAS DESAMOUR

520 N.E. 37TH STREET

POMPANO BEACH, FL 33064 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

BROOKE LEXINE TAFT

18391 VIA DI SORRENTO

BOCA RATON, FL 33496 (Tax Deed Applicant)

CITY OF POMPANO BEACH  
OFFICE OF THE SPECIAL MAGISTRATE  
100 WEST ATLANTIC BOULEVARD  
POMPANO BEACH, FL 33060 (Per Lien)

Instrument: 114410869

CITY OF DEERFIELD BEACH  
OFFICE OF CODE COMPLIANCE  
150 NE 2<sup>ND</sup> AVENUE  
DEERFIELD BEACH, FL 33441 (Per Lien)

Instrument: 115377016

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4842 34 03 0950

**CURRENT ASSESSED VALUE:** \$19,590

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

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

Death Certificate

OR: 16971, Page: 44

Order of Summary Administration

OR: 34835, Page: 621

(Unable to locate a prior deed in the official records.)

Warranty Deed

OR: 38279, Page: 1081

Warranty Deed

OR: 40612, Page: 192

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

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

**Christina Young**

Title Examiner



<b>Site Address</b>	NW 17 AVENUE, POMPANO BEACH FL 33069	<b>ID #</b>	4842 34 03 0950
<b>Property Owner</b>	DESAMOUR,PETUEL & NOEL,ANTONIO ETAL	<b>Millage</b>	1512
<b>Mailing Address</b>	520 NE 37 ST POMPANO BEACH FL 33064	<b>Use</b>	00
<b>Abbr Legal Description</b>	SEABOARD HIGHLANDS ADDITION 19-13 B LOT 10 BLK 7		

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	\$19,590		\$19,590	\$19,590	
2017	\$19,590		\$19,590	\$17,960	\$368.71
2016	\$16,330		\$16,330	\$16,330	\$330.85

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$19,590	\$19,590	\$19,590	\$19,590
Portability	0	0	0	0
Assessed/SOH	\$19,590	\$19,590	\$19,590	\$19,590
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$19,590	\$19,590	\$19,590	\$19,590

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/22/2006	WD	\$65,000	41532 / 629	\$3.00	6,530	SF
10/22/2004	DRR	\$28,636	40612 / 192			
9/27/2004	WD	\$8,500	38279 / 1081			
1/1/1962	WD	\$600				
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3B					
L			3B					
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43141

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 October 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:

PETUEL DESAMOUR 520 N.E. 37TH STREET POMPANO BEACH, FL 33064	BROOKE LEXINE TAFT 18391 VIA DI SORRENTO BOCA RATON, FL 33496	CITY OF DEERFIELD BEACH, OFFICE OF CODE COMPLIANCE 150 NE 2ND AVENUE DEERFIELD BEACH, FL 33441	CITY OF POMPANO BEACH, OFFICE OF THE SPECIAL MAGISTRATE 100 WEST ATLANTIC BOULEVARD POMPANO BEACH, FL 33060
*BRYAN,ANDRA H/E BRYAN,PRESTON A 1700 NW 2 ST POMPANO BEACH, FL 33069	*GEORGE,GILDA TARVER H/E GEORGE,JOSEPH COLLINGSTON JR 1704 NW 2 ST POMPANO BEACH, FL 33069	*YOUNG,EARLINE GILBERT,SHARON & WILLIAMS,HELLEN 161 NW 17 AVE POMPANO BEACH, FL 33069	ANANIAS DESAMOUR 520 N.E. 37TH STREET POMPANO BEACH, FL 33064
ANTOINE SAINT JUSTE 520 N.E. 37TH STREET POMPANO BEACH, FL 33064	ANTONIO NOEL 520 N.E. 37TH STREET POMPANO BEACH, FL 33064	CITY OF POMPANO BEACH 100 W. ATLANTIC BLVD., SUITE 467 POMPANO BEACH, FL 33060	CITY OF POMPANO BEACH 100 WEST ATLANTIC BLVD POMPANO BEACH, FL 33060
DESAMOUR,OLGA & DESAMOUR,PETUEL 520 NE 37 ST POMPANO BEACH, FL 33064	DESAMOUR,PETUEL & NOEL,ANTONIO ETAL 520 NE 37 ST POMPANO BEACH, FL 33064		

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 October 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 43141

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: 484234-03-0950  
Certificate Number: 3736  
Date of Issuance: 06/01/2015  
Certificate Holder: BROOKE LEXINE TAFT  
Description of Property: SEABOARD HIGHLANDS ADDITION  
19-13 B  
LOT 10 BLK 7

**INSTR # 115926618**  
Recorded 07/12/19 at 04:24 PM  
Broward County Commission  
1 Page(s)  
#52

Name in which assessed: DESAMOUR, PETUEL & NOEL, ANTONIO ETAL  
Legal Titleholders: DESAMOUR, PETUEL &  
NOEL, ANTONIO ETAL  
520 NE 37 ST  
POMPANO BEACH, FL 33064

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

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: 5579.35

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Description of Property: SEABOARD HIGHLANDS ADDITION  
19-13 B  
LOT 10 BLK 7

Name in which assessed: DESAMOUR,PETUEL & NOEL,ANTONIO ETAL  
Legal Titleholders: DESAMOUR,PETUEL &  
NOEL,ANTONIO ETAL  
520 NE 37 ST  
POMPANO BEACH, FL 33064

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 13th day of November, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 10th day of October, 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: 10/10/2019, 10/17/2019, 10/24/2019 & 10/31/2019  
Minimum Bid: 6146.37



## 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

43141

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 3736

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

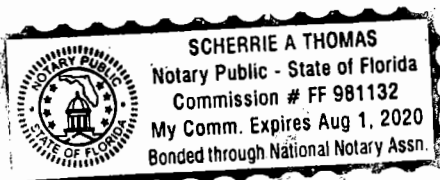
10/10/2019 10/17/2019 10/24/2019 10/31/2019

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  
31 day of OCTOBER, 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 43141

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: 484234-03-0950

Certificate Number: 3736

Date of Issuance 06/01/2015

Certificate Holder:

BROOKE LEXINE TAFT

Description of Property:

SEABOARD HIGHLANDS ADDITION

19-13 B

LOT 10 BLK 7

Name in which assessed:

DESAMOUR, PETUEL & NOEL,

ANTONIO ETAL

Legal Titleholders:

DESAMOUR, PETUEL &

NOEL, ANTONIO ETAL

520 NE 37 ST

POMPANO BEACH, FL 33064

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 13th day of November, 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 10th day of October, 2019.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Abiodun Ajayi

Deputy

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

Minimum Bid: 6146.37

401-314

10/10-17-24-31 19-96/0000428171B

**BROWARD COUNTY SHERIFF'S OFFICE**

P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

**RETURN OF SERVICE**

Assignment #

**SERVE ASAP - RETURN TO TAX NOTICE TRAY**

Service Sheet #

18-040028

BROWARD COUNTY, FL vs. DESAMOUR, PETUEL ETAL

TD 481 11

PLAINTIFF

VS.

COUNTY BROWARD

DEFENDANT

CASE

TYPE OF WRIT

COURT

HEARING DATE

DESAMOUR, PETUEL &amp; NOEL, ANTONIO

300 NE 37 ST/LEY

SERVE

POMPANO BEACH, FL 33061

Received this process on

Date

11279

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

JULIE ARMAN, SUPV.

9884

Attorney

☒ Served☐ Not Served - see comments

10/18/19

Date

at

0937

Time

On DESAMOUR, PETUEL & NOEL, ANTONIO ETAL

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. 48.1831<sup>st</sup> attempt date/time: \_\_\_\_\_2<sup>nd</sup> attempt date/time: \_\_\_\_\_☐ **POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.1831<sup>st</sup> attempt date/time: \_\_\_\_\_2<sup>nd</sup> attempt date/time: \_\_\_\_\_☒ **OTHER RETURNS:** See comments

COMMENTS:

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

GREGORY TONY, SHERIFF  
BROWARD COUNTY, FLORIDA

BY:

D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484234-03-0950 (TD # 43141)

# WARNING

2019 OCT -7 AM 9:02

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

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

## ORIGINAL DOCUMENT

### 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 October 31, 2019 .....\$6,068.26

Or

\* Amount due if paid by November 12, 2019 .....\$6,146.37

\*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 November 13, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

DESAMOUR,PETUEL &  
NOEL,ANTONIO ETAL  
520 NE 37 ST  
POMPANO BEACH, FL 33064

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

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

**RETURN OF SERVICE**

Assignment: 10008 SERVE ASAP - RETURN TO TAX NOTICE TRAY Service Sheet # 10-010926  
BROWARD COUNTY, FL vs. DESAMOUR, PLYUEL ETAL TO 43141  
PLAINTIFF VS. COUNTY/BROWARD DEFENDANT 11/13/2019 CASE  
TYPE OF WRIT DEMAND FOR PAYMENT COURT COMPTON BLANCH, FL JUDGE HEARING DATE  
10/17/2019  
SERVE COMPTON BLANCH, FL JUDGE

10/27/19  
BROWARD COUNTY REVENUE-DELING TAX SECTION  
110 S. ANDREWS AVENUE, ROOM A-100  
FT LAUDERDALE, FL 33301  
JULIA ANGMAN, SUPV.  
0900A Attorney

Received this process on

Date 10/27/2019

☒ Served

☐ Not Served - see comments

Date 10/16/19

at 1353 Time

On DESAMOUR, PLYUEL & NOEL, ANTONIO: ETAL, 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

1<sup>st</sup> attempt date/time: \_\_\_\_\_

2<sup>nd</sup> attempt date/time: \_\_\_\_\_

☐ **POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1<sup>st</sup> attempt date/time: \_\_\_\_\_

2<sup>nd</sup> attempt date/time: \_\_\_\_\_

☒ **OTHER RETURNS:** See comments

COMMENTS: P80724

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

GREGORY TONY, SHERIFF  
BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484234-03-0950 (TD #43141)

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2019 OCT -7 AM 9:02

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\* Amount due if paid by October 31, 2019 .....\$6,068.26

Or

\* Amount due if paid by November 12, 2019 .....\$6,146.37

\*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 November 13, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

DESAMOUR,PETUEL &  
NOEL,ANTONIO ETAL  
NW 17 AVE  
POMPANO BEACH FL 33069

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



OFFICE OF CODE COMPLIANCE  
150 NE 2nd Avenue  
Deerfield Beach, Florida 33441

CITY OF DEERFIELD BEACH, FLORIDA

Petitioner,

vs.

DESAMOUR,PETUEL & OLGA

Respondent(s)

HEREBY CERTIFY THE ABOVE AND FOREGOING  
IS A TRUE AND CORRECT COPY FROM THE  
RECORDS IN THE CITY CLERK'S OFFICE, CITY  
OF DEERFIELD BEACH, FLORIDA.

SAMANTHA GILLYARD, CMC  
CITY CLERK

Case #:

18050069

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: DESAMOUR,PETUEL & OLGA

520 NE 37 ST POMPANO BEACH, FL 33064

The City of Deerfield Beach Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the City of Deerfield Beach Special Magistrate did issue on 6/27/2018, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$80.00.

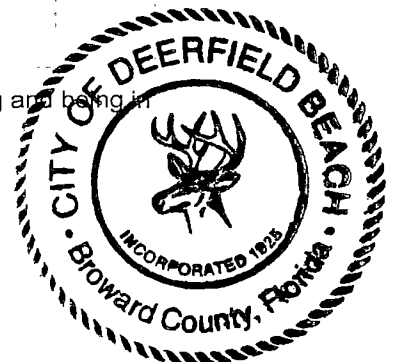
Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
Section 14-106(b) - Minimum standards for yard and landscape areas.	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing... Landscape in poor condition. Please add grass, remove weeds and maintain in a healthy manner.	7/20/2018		\$100.00

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 484213100220

LEGAL DESCRIPTION: DIXIE HEIGHTS 41-24 B LOT 20

STREET ADDRESS: 520 NE 37 ST, DEERFIELD BEACH, FL 33064 A-B



(4)

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Pita, B**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Inspector. **Additionally, a fine of \$80.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Article IV - Code Enforcement of the City of Deerfield Beach Code of Ordinances, as currently enacted or as may be amended from time to time. The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida.

Respondents may appeal a final administrative order of the Special Magistrate for the City of Deerfield Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

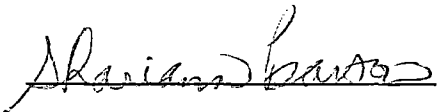
DONE AND ORDERED this

July 30, 2018


ATTEST:

OFFICE OF CODE COMPLIANCE

CITY OF DEERFIELD BEACH, FLORIDA



SPECIAL MAGISTRATE CLERK



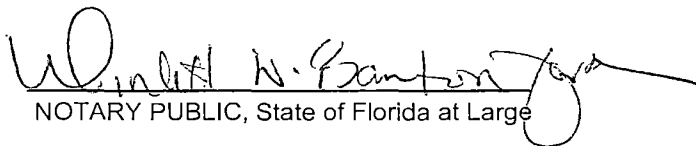
SPECIAL MAGISTRATE

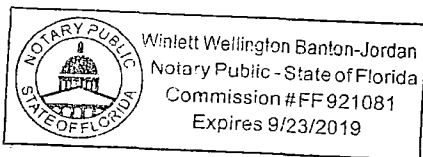
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30 day of July,

2018 by Sheriam Pearson and Douglas Gonzales, Clerk and Special Magistrate, respectively, of the City of Deerfield Beach, who are personally known to me and who did not take an oath.

My Commission Expires:

  
NOTARY PUBLIC, State of Florida at Large



Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Deerfield Beach.



City of Deerfield Beach  
150 NE 2nd Avenue  
Deerfield Beach, Florida 33441

# **OFFICE OF CODE COMPLIANCE**

CITY OF DEERFIELD BEACH,  
FLORIDA

Case #: 18050069

Petitioner,

vs.

DESAMOUR,PETUEL & OLGA

Respondent(s)

## FINAL ORDER OR STIPULATED FINAL ORDER

### IN RE:

**STREET ADDRESS:** 520 NE 37 ST, DEERFIELD BEACH, FL  
33064 A-B

**FOLIO:** 484213100220

**LEGAL DESCRIPTION:** DIXIE HEIGHTS 41-24 B LOT 20

The City of Deerfield Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Wednesday, June 27, 2018, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the City of Deerfield Beach Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
Section 14-106(b) - Minimum standards for yard and landscape areas.	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing... Landscape in poor condition. Please add grass, remove weeds and maintain in a healthy manner.	7/20/2018		\$100.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Pita, B**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.



If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached. The Special Magistrate has also assessed an additional fine of \$80.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

YOU ARE HEREBY NOTIFIED that the City of Deerfield Beach Special Magistrate has set this matter for an Imposition Hearing to Certify the Lien on the 25th day of July, 2018 at 9:30 AM in the City Commission Room, 150 NE 2nd Avenue, Deerfield Beach, Florida.

You may also have other rights which are set forth in Article IV - Code Enforcement of the City of Deerfield Beach Code of Ordinances.

Respondents may appeal this Final Order. An appeal must be filed within (30) days of the execution of this Final Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Inspector at 954-480-4241

DONE AND ORDERED this July 2, 2018

ATTEST:

OFFICE OF CODE COMPLIANCE  
CITY OF DEERFIELD BEACH, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE

Note: Payments should be mailed to the above address made payable to The City of Deerfield Beach.

**Prepared by:**

**Matthew L. Kahl, Esq.**  
**Attorney at Law**  
**Matthew L. Kahl, P. A.**  
**2929 East Commercial Blvd. Suite 507**  
**Fort Lauderdale, FL 33308**

**WILL CALL TRI COUNTY FOR:**

**Record and Return to:**

**Matthew L. Kahl, P. A.**  
**Matthew L. Kahl, Esq.**  
**2929 East Commercial Blvd.**  
**Fort Lauderdale, FL 33308**

File Number: 06-120  
Parcel Identification No. 1-8234-03-095-00

[Space Above This Line For Recording Data]

## **Warranty Deed**

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 22<sup>nd</sup> day of **February, 2006** between **Liset Santaella, a married woman**, whose post office address is: **8383 N. W. 57th Drive, Coral Springs, FL 33067-0807** of the County of **Broward**, State of **Florida**, grantor\*, and **Petuel Desamour, a married man and Antonio Noel, a married man and Antoine Saint Juste, a married man and Ananias Desamour, a married man**, , as joint tenants with the right of survivorship, and not as tenants in common

whose post office address is: **520 N. E. 37th Street, Pompano Beach, FL 33064** of the County of **Broward**, State of **Florida**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County Florida**, to-wit:

Lot 10, Block 7, SEABOARD HIGHLANDS ADDITION, according to the Plat thereof, recorded in Plat Book 19, Page 13, of the Public Records of Broward County, Florida.

This property is vacant land

Subject to: (1) Zoning and/or restrictions and prohibitions and other requirements imposed by Governmental Authority; (2) Restrictions, Easements and other matters appearing on the Plat and/or common to the Subdivision; (3) Taxes for the year of closing and subsequent years.

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 8383 N. W. 57th Drive, Coral Springs, Florida 33067-0807**

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

**\* "Grantor" and "Grantee" are used for singular or plural, as context requires.**

DoubleTimes

2

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Matthew Kahl  
Witness Name: Matthew Kahl

Suzanne G. Papa  
Witness Name: Suzanne G. Papa

Liset Santaella (Seal)  
Liset Santaella

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 22 day of February, 2006 by Liset Santaella, a married woman, who ☐ is personally known or ☒ has produced driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA  
 **Matthew L. Kahl**  
Commission # DD435237  
Expires: MAY 30, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

Matthew L. Kahl  
Notary Public

Printed Name: Matthew L. Kahl

My Commission Expires: \_\_\_\_\_

19



City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

OFFICE OF THE SPECIAL MAGISTRATE  
100 WEST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060

CITY OF POMPANO BEACH, FLORIDA

Petitioner,

vs.

DESAMOUR,PETUEL & NOEL,ANTONIO  
ETAL

Respondent(s)

Case #:

17020023

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: DESAMOUR,PETUEL & NOEL,ANTONIO  
ETAL

520 NE 37 ST POMPANO BEACH, FL 33064

The City of Pompano Beach Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the City of Pompano Beach Special Magistrate did issue on 3/22/2017, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$100.00.

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
96.10(A) Littering; Unlawful Placement	It shall be unlawful for any person or persons to place, sweep, scatter, throw, or dump or cause to be placed, swept, scattered, thrown, or dumped, for any purpose whatsoever, any refuse or rubbish of any kind, any garbage household trash, commercial... OBSERVED LITTER/DEBRIS AT PROPERTY. PLEASE REMOVE ALL LITTER/DEBRIS FROM PROPERTY.	4/14/2017		\$100.00
96.26(C)(1) Public Nuisance; Unauthorized Accumulation	The following are declared to be public nuisances when occurring upon any street, sidewalk, alley, or other public place or property, or upon any private property: Any unauthorized accumulation of construction debris, garbage, horticulture trash, or... OBSERVED ACCUMULATION OF HORTICULTURAL DEBRIS. PLEASE REMOVE ALL HORTICULTURAL DEBRIS.	4/14/2017		\$100.00

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
96.26(C)(6) Public Nuisance; Discarded/Unused Objects	The following are declared to be public nuisances when occurring upon any street, sidewalk, alley, or other public place or property, or upon any private property: The presence of any discarded or unused objects and/or equipment, including but not limited to: OBSERVED UNUSED DISCARDED ITEMS . PLEASE REMOVE ALL UNUSED DISCARDED ITEMS .	4/14/2017		\$100.00

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

**FOLIO #:** 484234030950  
**LEGAL DESCRIPTION:** SEABOARD HIGHLANDS ADDITION 19-13  
 B LOT 10 BLK 7  
**STREET ADDRESS:** NW 17 AVE, POMPANO BEACH, FL 33069

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Williams, L**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Inspector. **Additionally, a fine of \$100.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 37 of the City of Pompano Beach Code of Ordinances, as currently enacted or as may be amended from time to time. The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

**You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.**

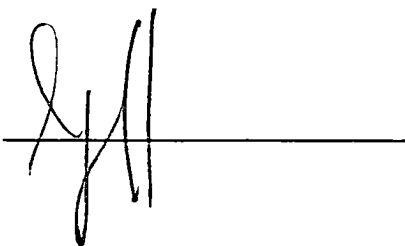
Respondents may appeal a final administrative order of the Special Magistrate for the City of Pompano Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this 25<sup>th</sup> day of April, 2017

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE

CITY OF POMPANO BEACH, FLORIDA




SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

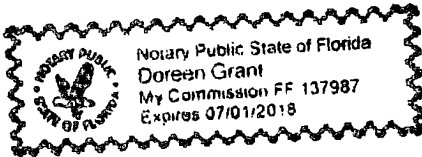
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April,

20 17 by Jacqueline Powell and Eugene M. Steinfeld, Clerk and  
Special Magistrate, respectively, of the City of Pompano Beach, who are personally known to me and  
who did not take an oath.

My Commission Expires:

Doreen Grant  
NOTARY PUBLIC, State of Florida at Large



\_\_\_\_\_  
Print, type or stamp name of Notary

\_\_\_\_\_  
Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Pompano Beach.

CITY OF POMPANO BEACH,  
BROWARD COUNTY, FLORIDA

I HEREBY CERTIFY that the foregoing is a  
true and correct copy of Order of Imposition  
of Fine and Claim of Lien as filed in the Office  
of the Special Magistrate. Witness my hand and  
official Seal in the CITY OF POMPANO BEACH,  
FLORIDA, this 25<sup>th</sup> day of

May A.D. 2017  
Kerwin Alfrey Deputy City Clerk



City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

**OFFICE OF THE SPECIAL MAGISTRATE**

CITY OF POMPANO BEACH, FLORIDA

**Case #:**

17020023

Petitioner,

vs.

DESAMOUR,PETUEL & NOEL,ANTONIO  
ETAL

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

**IN RE:**

**STREET ADDRESS:** NW 17 AVE, POMPANO BEACH, FL 33069

**FOLIO:** 484234030950

**LEGAL DESCRIPTION:** SEABOARD HIGHLANDS ADDITION 19-13  
B LOT 10 BLK 7

The City of Pompano Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Wednesday, March 22, 2017, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the City of Pompano Beach Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
96.10(A) Littering; Unlawful Placement	It shall be unlawful for any person or persons to place, sweep, scatter, throw, or dump or cause to be placed, swept, scattered, thrown, or dumped, for any purpose whatsoever, any refuse or rubbish of any kind, any garbage household trash, commercial... OBSERVED LITTER/DEBRIS AT PROPERTY. PLEASE REMOVE ALL LITTER/DEBRIS FROM PROPERTY.	4/14/2017		\$100.00
96.26(C)(1) Public Nuisance; Unauthorized Accumulation	The following are declared to be public nuisances when occurring upon any street, sidewalk, alley, or other public place or property, or upon any private property: Any unauthorized accumulation of construction debris, garbage, horticulture trash, or... OBSERVED ACCUMULATION OF HORTICULTURAL DEBRIS. PLEASE REMOVE ALL HORTICULTURAL DEBRIS.	4/14/2017		\$100.00

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
96.26(C)(6) Public Nuisance; Discarded/Unused Objects	The following are declared to be public nuisances when occurring upon any street, sidewalk, alley, or other public place or property, or upon any private property: The presence of any discarded or unused objects and/or equipment, including but not limited to: OBSERVED UNUSED DISCARDED ITEMS . PLEASE REMOVE ALL UNUSED DISCARDED ITEMS .	4/14/2017		\$100.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Williams, L**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Repeat violations can be fined up to \$5000.00 per day. (Section 162.09, Florida Statutes). Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached. The Special Magistrate has also assessed an additional fine of \$100.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 37 of the City of Pompano Beach Code of Ordinances.

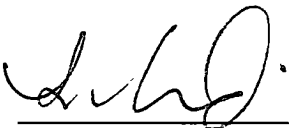
Respondents may appeal any decision with respect to any matter considered by the City of Pompano Beach Special Magistrate. An appeal must be filed within (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Inspector at 954-786-4361

DONE AND ORDERED this

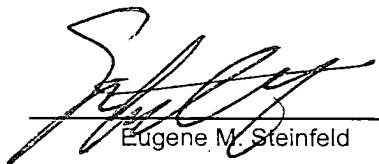
27<sup>th</sup> March 2017

ATTEST:



SPECIAL MAGISTRATE CLERK

OFFICE OF THE SPECIAL MAGISTRATE  
CITY OF POMPANO BEACH, FLORIDA



SPECIAL MAGISTRATE

Note: Payments should be mailed to the above address made payable to The City of Pompano Beach.



Sim 32

IN THE CIRCUIT COURT FOR  
BROWARD

COUNTY, FLORIDA

PROBATE DIVISION

FILE NO.: 03001614

03 MAR 26 AM 11:57

PROBATE

IN RE: ESTATE OF

DORA BAILEY WILSON

Deceased

ORDER OF  
SUMMARY ADMINISTRATION  
WITHOUT WILL

This cause came before the Court upon the Petition for Summary Administration of the estate of DORA BAILEY WILSON, deceased, and the court finding that decedent died on [REDACTED] at POMPANO BEACH FL 33069 that the material allegations of the petition are true and that this estate qualifies for Summary Administration, it is

ADJUDGED that there be immediate distribution of the assets of the decedent, subject to this Summary Administration, as follows:

LEROY GRIFFIN 2736 N.W. 65T POMPANO BEACH FL 33069 SON SOLE HEIR 100% OF ASSET

LOT TEN (10) IN BLOCK SEVEN (7) OF THE SEABOARD HIGHLANDS ADDITION TO POMPANO FLA. BEING IN SECTION 34 - TOWNSHIP 48 - RANGE 42 EAST OF BROWARD COUNTY FLA.

ADJUDGED FURTHER, that the above-listed beneficiaries shall be entitled to receive and collect the shares of the estate distributed to them and to maintain actions to enforce their rights to the property; and that those holding the property of the decedent, including those in whose name decedent's securities (if any) are registered, are hereby authorized and directed to transfer and turn over such property to the beneficiaries without accountability to anyone else for the property.

ORDERED this 25th day of March, 2003

Mel Grossman  
Circuit Court Judge

MEL GROSSMAN

**Prepared By and Return To:**  
ALLITON TITLE & ESCROW, INC.  
7840 GLADES ROAD, #240  
BOCA RATON, FL 33434

**File No.** 04-0279

**Property Appraiser's Parcel I.D. (folio) Number(s)**  
18234-03-09500

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### **WARRANTY DEED**

THIS WARRANTY DEED dated September 27, 2004, by LEROY GRIFEN, A SINGLE MAN hereinafter called the grantor, to ARTHUR MARCUS, whose post office address is 10928 RAVEL COURT, BOCA RATON, FL 33498, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in BROWARD County, Florida, viz:

LOT TEN (10) IN BLOCK SEVEN (7) OF THE SEABOARD HIGHLANDS ADDITION TO  
POMPANO, FLA. BEING IN SECTION 54-TOWNSHIP, 48-RANGE 42-EAST OF  
BROWARD COUNTY, FLORIDA.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, except taxes accruing subsequent to: December 31, 2003

**WARRANTY DEED**  
(Continued)

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

Signed, sealed and delivered in the presence of:

[Signature]  
(Witness Signature)

[Signature]  
LEROY GRIFEN

Allison Moya

[Signature]  
(Witness Signature)

\_\_\_\_\_  
(Address)

Stephanie Cartwright

\_\_\_\_\_  
(Address)

STATE OF Florida

COUNTY OF BROWARD

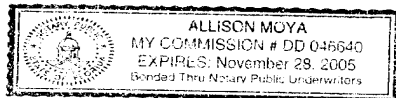
I, Allison Moya, a Notary Public of the County and State first above written, do hereby certify that DORA WILSON and LEROY GRIFEN personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

[Signature]  
Notary Public

My Commission Expires:

(SEAL)



**Prepared By and Return To:**  
ALLITON TITLE & ESCROW, INC.  
7840 GLADES ROAD, #240  
BOCA RATON, FL 33434

**File No.** 04-0304

**Property Appraiser's Parcel I.D. (folio) Number(s)**  
18234-03-09500

## WARRANTY DEED

THIS WARRANTY DEED dated October 22, 2004, by ARTHUR MARCUS, A MARRIED MAN hereinafter called the grantor, to LISET SANTAELLA, whose post office address is 8383 NW 57TH DRIVE, CORAL SPRINGS, FL 33067-0807, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in BROWARD County, Florida, viz:

LOT 10, IN BLOCK 7, OF THE SEABOARD HIGHLANDS ADDITION TO POMPANO, FLA BEING IN SECTION 54 TOWNSHIP, 48 RANGE, 42 EAST OF BROWARD COUNTY, FLOF

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR. GRANTOR RESIDES AT 10928 RAVEL COURT, BOCA RATON, FL 33498.

THIS IS A CORRECTIVE WARRANTY DEED. WARRANTY DEED WAS INCORRECTLY RECORDED IN PALM BEACH COUNTY, FLORIDA.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, except taxes accruing subsequent to: December 31, 2003

**WARRANTY DEED**  
(Continued)

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

Signed, sealed and delivered in the presence of:

Stephane Carwright  
(Witness Signature)

Stephanie Carwright

[Signature]  
(Witness Signature)

Allison Moysa

Arthur Marcus  
ARTHUR MARCUS,

10928 RAVEL COURT

(Address)

BOCA RATON, FL 33498

(Address)

STATE OF Florida

COUNTY OF BROWARD

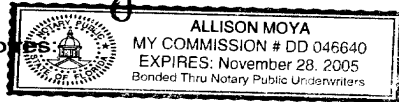
I, Allison Moysa, a Notary Public of the County and State first above written, do hereby certify that ARTHUR MARCUS, A MARRIED MAN personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of October, 2004.

[Signature]  
Notary Public

My Commission Expires:

(SEAL)



**DATE: October 1st, 2019**

**PROPERTY ID # 484234-03-0950 (TD # 43141)**

# WARNING

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

DESAMOUR, PETUEL &  
NOEL, ANTONIO ETAL  
520 NE 37 ST  
POMPANO BEACH, FL 33064

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 17 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

\* Estimated Amount due if paid by October 31, 2019 .....\$6,068.26

Or

\* Estimated Amount due if paid by November 12, 2019 .....\$6,146.37

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 13, 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](http://www.broward.org/recordstaxestreasury)

**DATE: October 1st, 2019**

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520 N.E. 37TH STREET  
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BROOKE LEXINE TAFT  
18391 VIA DI SORRENTO  
BOCA RATON, FL 33496

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

**DATE: October 1st, 2019**

**PROPERTY ID # 484234-03-0950 (TD # 43141)**

# WARNING

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CITY OF DEERFIELD BEACH, OFFICE OF CODE COMPLIANCE

150 NE 2ND AVENUE  
DEERFIELD BEACH, FL 33441

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

**DATE: October 1st, 2019**

**PROPERTY ID # 484234-03-0950 (TD # 43141)**

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CITY OF POMPANO BEACH, OFFICE OF THE SPECIAL MAGISTRATE

100 WEST ATLANTIC BOULEVARD  
POMPANO BEACH, FL 33060

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**DATE: October 1st, 2019**

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\*BRYAN, ANDRA H/E BRYAN, PRESTON A  
1700 NW 2 ST  
POMPANO BEACH, FL 33069

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

**DATE: October 1st, 2019**

**PROPERTY ID # 484234-03-0950 (TD # 43141)**

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\*GEORGE, GILDA TARVER H/E GEORGE, JOSEPH COLLINGSTON JR

1704 NW 2 ST  
POMPANO BEACH, FL 33069

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

**DATE: October 1st, 2019**

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\*YOUNG,EARLINE GILBERT,SHARON & WILLIAMS,HELLEN

161 NW 17 AVE  
POMPANO BEACH, FL 33069

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ANANIAS DESAMOUR  
520 N.E. 37TH STREET  
POMPANO BEACH, FL 33064

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ANTOINE SAINT JUSTE  
520 N.E. 37TH STREET  
POMPANO BEACH, FL 33064

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ANTONIO NOEL  
520 N.E. 37TH STREET  
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100 W. ATLANTIC BLVD., SUITE 467  
POMPANO BEACH, FL 33060

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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 October 31, 2019 .....\$6,068.26

Or

\* Estimated Amount due if paid by November 12, 2019 .....\$6,146.37

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 13, 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: October 1st, 2019**

**PROPERTY ID # 484234-03-0950 (TD # 43141)**

# WARNING

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

CITY OF POMPANO BEACH  
100 WEST ATLANTIC BLVD  
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 17 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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Or

\* Estimated Amount due if paid by November 12, 2019 .....\$6,146.37

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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

**DATE: October 1st, 2019**

**PROPERTY ID # 484234-03-0950 (TD # 43141)**

# WARNING

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

DESAMOUR, OLGA &  
DESAMOUR, PETUEL  
520 NE 37 ST  
POMPANO BEACH, FL 33064

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 17 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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**MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

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Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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520 N.E. 37TH STREET

City, St

POMPANO BEACH, FL 33064

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BOCA RATON, FL 33496

PS Form 3800, April 2013

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**TD 43141 NOVEMBER 2019 WARNING**  
CITY OF DEERFIELD BEACH,  
OFFICE OF CODE COMPLIANCE  
150 NE 2ND AVENUE  
DEERFIELD BEACH, FL 33441

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

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**TD 43141 NOVEMBER 2019 WARNING**

CITY OF POMPANO BEACH,  
OFFICE OF THE SPECIAL MAGISTRATE  
100 WEST ATLANTIC BOULEVARD  
POMPANO BEACH, FL 33060

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**TD 43141 NOVEMBER 2019 WARNING**

**\*BRYAN, ANDRA H/E BRYAN, PRESTON A**

1700 NW 2 ST

POMPANO BEACH, FL 33069

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**TD 43141 NOVEMBER 2019 WARNING**

\*GEORGE, GILDA TARVER H/E  
GEORGE, JOSEPH COLLINGSTON JR  
1704 NW 2 ST  
POMPANO BEACH, FL 33069

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**\*YOUNG,EARLINE GILBERT,SHARON &**

Street

**WILLIAMS,HELLEN**

City, S

**161 NW 17 AVE**

**POMPANO BEACH, FL 33069**

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**TD 43141 NOVEMBER 2019 WARNING**

ANANIAS DESAMOUR  
520 N.E. 37TH STREET  
POMPANO BEACH, FL 33064

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ANTOINE SAINT JUSTE  
520 N.E. 37TH STREET  
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**ANTONIO NOEL**  
**520 N.E. 37TH STREET**  
**POMPANO BEACH, FL 33064**

City, State, ZIP+4<sup>®</sup>

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CITY OF POMPANO BEACH  
100 W. ATLANTIC BLVD., SUITE 467  
POMPANO BEACH, FL 33060

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**TD 43141 NOVEMBER 2019 WARNING**  
CITY OF POMPAÑO BEACH  
100 WEST ATLANTIC BLVD  
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**TD 43141 NOVEMBER 2019 WARNING**  
DESAMOUR, OLGA &  
DESAMOUR, PETUEL  
520 NE 37 ST  
POMPANO BEACH, FL 33064

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

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DESAMOUR, PETUEL &

NOEL, ANTONIO ETAL

520 NE 37 ST

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