

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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 05/29/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/28/2019 **CERTIFICATE #** 2011-26637 **ACCOUNT #** 514221180570 **ALTERNATE KEY #** 785131 **TAX DEED APPLICATION #** 43150

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 15 and 16, Block 3, of FOSTER PARK, according to the Plat thereof, recorded in Plat Book 21, Page 13, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: NW 5 COURT, HALLANDALE BEACH FL 33009

OWNER OF RECORD ON CURRENT TAX ROLL:

FEREIDOUN SHAFAGHI PO BOX 9284 CANOGA PARK, CA 91309-0284 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD: FEREIDOUN SHAFAGHI OR: 46319, Page: 1748 1034 NW 4TH AVE BOCA RATON, FL 33432 (Per Re-recorded Deed. Corrects deed 46313-1435.)

FEREIDOUN SHAFAGHI 22110 BLYTHE ST CANOGA PARK, CA 91304-4713 (Per Lien in 50306-816.)

MORTGAGE HOLDER OF RECORD: None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD: SANDRA TAFT 11846 BAYFIELD DRIVE BOCA RATON, FL 33498 (Tax Deed Applicant)

CITY OF HALLANDALE BEACH CITY CLERK'S OFFICE 400 S. FEDERAL HIGHWAY HALLANDALE BEACH, FL 33009 (Per Liens) OR: 49039, Page: 829 OR: 50306, Page: 816 OR: 51325, Page: 1410 Instrument: 112946852 Instrument: 113045967 Instrument: 114561499 Instrument: 114561500 Instrument: 114561501 Instrument: 115185306 Instrument: 115185307

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 21 18 0570

CURRENT ASSESSED VALUE: \$28,280 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: Corporate Resolution OR: 37529, Page: 449 (Corporate Resolution does not contain this property however, it is being included to show authorized officers of the company.)

Warranty Deed (Unable to locate a prior deed in the Official Records)

Quit Claim Deed

OR: 46313, Page: 1435

OR: 38768, Page: 1170

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

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

Suzette Servas

Title Examiner



1

Site Address	NW 5 COURT, HALLANDALE BEACH FL 33009	ID #	5142 21 18 0570
Property Owner	SHAFAGHI,FEREIDOUN	Millage	2513
Mailing Address	PO BOX 9284 CANOGA PARK CA 91309-0284	Use	00
Abbr Legal Description	FOSTER PARK 21-13 B LOT 15,16 BLK 3		

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).

						Prop	erty Assess	sment '	Value	s			
Year	L	and		Building / Improvement		Jus	Just / Market Value			Assessed / SOH Value		Тах	
2018	\$28	8,280					\$	\$28,280		\$22,	\$22,570		
2017	\$22	2,620					\$	\$22,620		\$20,	\$20,520		1,696.68
2016	\$21	,210					\$	\$21,210		\$18,	\$18,660		379.40
			20)18 Ex	empt	ions a	nd Taxable	Values	s by T	axing Autho	ority		
					Cou	inty	Sch	iool Bo	bard	Muni	cipal	I	ndependent
Just Valı	Je				\$28,	280		\$28,	280	\$28	3,280		\$28,280
Portabili	ty					0			0		0		0
Assesse	d/SOH				\$22,	570		\$28,	280	\$22	2,570		\$22,570
Homeste	ad					0			0		0		0
Add. Ho	mestea	d				0 0			0		0		
Wid/Vet/	Dis				0		0	0			0		
Senior						0			0		0		0
Exempt	Туре				0			0		0		0	
Taxable					\$22,	570		\$28,	280	\$22	2,570		\$22,570
			Sa	les His	story					La	nd Calcu	lations	
Dat	е	Ту	ре	Pri	се	Boo	ok/Page or	CIN		Price I		tor	Туре
6/22/20	009	DRF	२- Т			4	6319 / 1748	3		\$5.00	5,65	5	SF
6/18/20	009	QCI	D-T	\$10	0	4	6313 / 143	5					
12/16/2	004	W	D	\$9,0	00		38768 / 1170)					
										Adj. Bl	dg. S.F.		
						S	pecial Asse	ssmen	ts				R
Fire	Ga	rb	Liç	ght	D	rain	Impr	Saf	e	Storm	CI	ean	Misc
25											<u> </u> ⊦	IL	
L													1

923.66

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43150

STATE OF FLORIDA **COUNTY OF BROWARD**

PO BOX 9284

0284

CANOGA PARK, CA 91309-

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of September 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:

FEREIDOUN SHAFAGHI 1034 NW 4TH AVE BOCA RATON, FL 33432	FEREIDOUN SHAFAGHI 22110 BLYTHE ST CANOGA PARK, CA 91304- 4713	CITY OF HALLANDALE BEACH CITY CLERK'S OFFICE 400 S. FEDERAL HIGHWAY HALLANDALE BEACH, FL 33009	*COOPER,ANDREA LE COOPER,ANTHONY & SAMPSON,ANNA 629 NW 6 CT HALLANDALE BEACH, FL 33009
*DANIEL INVESTING LLC 652 NW 5 CT HALLANDALE BEACH, FL 33009	*NASHMARC INVESTMENT LLC 633 NW 6 CT 1-4 HALLANDALE BEACH, FL 33009	CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 400 S FEDERAL HIGHWAY 2ND FLR FT LAUDERDALE, FL 33301	CITY OF HALLANDALE BEACH ATTN CRA DEPT 400 S FEDERAL HWY HALLANDALE BEACH, FL 33009
SHAFAGHI, FEREIDOUN			

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 3rd day of September 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

Βv Deputy Juliette M. Aikman

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43150

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:	514221-18-0570
Certificate Number:	26637
Date of Issuance:	06/01/2012
Certificate Holder:	SANDRA TAFT
Description of Property:	FOSTER PARK 21-13 B LOT 15,16 BLK 3

INSTR # 115926696 Recorded 07/12/19 at 04:35 PM Broward County Commission 1 Page(s)

Name in which assessed:	SHAFAGHI, FEREIDO SHAFAGHI, FEREIDO		
Legal Titleholders:	•		
	PO BOX 9284		
	CANOGA PARK, CA	91309-0284	

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 16th day of October , 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 12th day of September, 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:
 09/12/2019, 09/19/2019, 09/26/2019 & 10/03/2019

 Minimum Bid:
 15867.52

Broward County, Florida

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Legal Interioiders.	PO BOX 9284	
	CANOGA PARK, CA	91309-0284

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 Publish:
 DAILY BUSINESS REVIEW

 Issues:
 09/12/2019, 09/19/2019, 09/26/2019 & 10/03/2019

 Minimum Bid:
 15867.52

401-314

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

43150

NOTICE OF APPLICATION FOR TAX DEED CERTIFICATE NUMBER - 26637

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

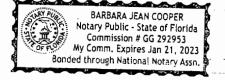
09/12/2019 09/19/2019 09/26/2019 10/03/2019

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.

and subscribed before me this

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 43150 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: 514221-18-0570 Certificate Number: 26637 Date of Issuance: 06/01/2012 Certificate Holder: SANDRA TAFT Description of Property: FOSTER PARK 21-13 B LOT 15, 16 BLK 3 Name in which assessed: SHAFAGHI, FEREIDOUN Legal Titleholders: SHAFAGHI, FEREIDOUN PO BOX 9284 CANOGA PARK, CA 91309-0284 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 16th day of October, 2019, Prebidding 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 12th day of September, 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: 15867 52 401-314

9/12-19-26 10/3 - 19-05/0000423959B

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

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on the icon "Service Inquiry"

DA 33310

RETURN OF SERVICE

ignment 010	SERVE ASAP - RE	TURN TO TAX NOTICE TRAY*	Service Sheet #	19-036626
BRC	DWARD COUNTY, FL vs. SHAP			110 43150
-	PLAINTIFF	VS. COUNTY/B		DEFENDANT THE RELEASE
SHA	TYPE OF WRIT AFAGHI, FEREIDOUN	NW 5 COU	COURT	HEARING DATE
		SERVE HALLANDA	LE BEACH, FL 33	009 / /
	·····		 	Received this process on 9/10/2019 9/11/19
	14279			Date 200,000 Date
	BROWARD COUNTY REVEN 115 S. ANDREWS AVENUE, R		Served	1
	FT LAUDERDALE, FL 33301			1.
	JULIE AIKMAN, SUPV.			erved – see comments
	3884 Attorney			ate Time
SHA	PAGHI, PEREIDOUN	, in Broward County, Flo	orida, by serving the withi	n named person a true copy of the writ, with the date a
e of se	ervice endorsed thereon by me, and a copy o	f the complaint, petition, or initial pleading, by	the following method:	
	INDIVIDUAL SERVICE			
SUBS	TITUTE 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)		
	То	, the defendant's spouse, at		in accordance with F.S. 48.031(2)(a)
	То	, the person in charge of the defendant's	business in accordance w	ith F.S. 48.031(2)(b), after two or more attempts to
	serve the defendant have been made at the	place of business		•
COR	PORATE SERVICE:			
	То	, holding the following position of said of	corporation	in the absence of any superior officer in
	accordance with F.S. 48.081			
	То	, an employee of defendant corporation	in accordance with F.S. 4	8.081(3)
	То	, as resident agent of said corporation in	accordance with F.S. 48.	091
	PARTNERSHIP SERVICE: To		r to	, designated employee or person in char
	of partnership, in accordance with F.S. 48.	061(1)		
		a true copy to a conspicuous place on the propould be found at the defendant's usual place of		nplaint or summons. Neither the tenant nor a person
		•		
_	1 st attempt date/time:		-	
	-	ig a true copy to a conspicuous place on the pr		
	1 st attémpt date/time:		2 nd attempt date/time	:
	OTHER RETURNS: See comments			
MME	NTS: 005TG1)	·		
	•			
			· · · · · · · · · · · · · · · · · · ·	
111 09	an now check the status of	vour writ	CDECOT	
	iting the Broward Sheriff's			RY TONY, SHERIFF
	te at www.sheriff.org and o			OCOUNTY, FLORIDA

BY: Why DE Mert 12

D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION **PROPERTY ID # 514221-18-0570 (TD #43150)** RECEIVED SHERIFF 2019 SEP 10 AM 10: 36 BROWARD COUNTY. FLORIDA

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; <u>PERSONAL OR</u> 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 September 30, 2019\$15,653.69

* Amount due if paid by October 15, 2019\$15,867.52

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

Or

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

SHAFAGHI,FEREIDOUN NW 5 CT HALLANDALE BEACH FL 33009

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

CFN # 104596022, OR BK 38768 Page 1170, Page 1 of 2, Recorded 12/28/2004 at 08:55 AM, Broward County Commission, Doc. D \$63.00 Deputy Clerk 3075

FROM

(TUE) DEC 14 2004 15:40/ST. 15:37/No. 6804819929 P

Prepared by and return to: April Otano

Southern Financial Title Services, Inc. 450 North Park Road Suite 410 Hollywood, FL 33021

File Number: 04-4340 Will Call No.:

Parcel Identification No. 5142 21 18 0570

[Space Above This Line For Recording Data]_

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

This Indenture made this 16th day of December, 2004 between Katherine H. Baggott, a single woman whose post office address is 850 Webster Street # 818, Palo Alto, CA 94301 of the County of Santa Clara, State of California, grantor*, and Suneast Land Development, Inc, a Florida corporation whose post office address is 4400 N Federal Highway, Ste 1, Boca Raton, FL 33431 of the County of Palm Beach, 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 15 and 16, Block 3, of FOSTER PARK, according to the Plat thereof, recorded in Plat Book 21, Page 13, of the Public Records of Broward County, Florida.

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.

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:

autic tir esto Witness Ware: Mangaret DIA Witness Name:

Kathcrine H. Baggott

DoubleTimee

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FROM

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State of Plorida CANIFONNIA County of Broward SANTA CLANA

.

The foregoing instrument was acknowledged before me this 16th day of December, 2004 by Katherine H. Baggott, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

men Notary Public HERBERT L. HAMERSLOUGH

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Printed Name:

My Commission Expires:

2-9--200 Ъ

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Warranty Deed (Statutory Form) - Page 2

DoubleTimee

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CFN # 108684054, OR BK 46313 Page 1435, Page 1 of 1, Recorded 06/18/2009 at 10:36 AM, Broward County Commission, Doc. D \$0.70 Deputy Clerk 1924

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DUIT CLAIM DE	ED RAMCO FORM 8	I
	Return to: (enclose self-addressed stamped envelope)	
lame:		
Address		
This Instrument Pre	pared by:	
lame:		
ddre ss:		
roperty Appraisers I	Parcel Identification	
olio Number(s):		
irantee[s] S.S. # (s)		
п	SPACE ABOVE THIS LINE FOR PROCESSING DATA	SPACE ABOVE THIS LINE FOR REGORDING DATA
1		
	This Duit Claim Deed, Executed the <u>IRAJ</u> SHAFAGH	18 day of June 2009 by
	first party, to <u>FEREIDOUN</u> S whose post office address is <u>1034</u> N.W. 47	HAFAGHI HAVE, BOCA RATON, FL 33439
	second party.	ALE BUCA MALON, FI 33732
	(Wherever used herein the terms "first party" and "second party" include all th	e parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the
	successors and assigns of corporations, wherever the context so admits or requi	res.)
	mitnesseth, That the first party, for and in c	onsideration of the sum of \$ Teh do Nars
	in hand paid by the said 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
	BrowARD COUNTY, Sta	or parcel of land, situate, lying and being in the County of the ofFLORIDA
	· · ·	
	property z.D. # 1/22 Foster Park 21-13 B Lot 15,16 BLK 3	1-19-015700
	property 2.0. # 1122	1 = 18 = 05 +00
	Factor Park 21-13 B	
	LOT 15,16 BLK 3	
	or in anywise appertaining, and all the estate, rig	er with all and singular the appurtenances thereunto belonging ht, title, interest, lien, equity and claim whatsoever of the said use, benefit and behoof of the said second party forever.
		rty has signed and sealed these presents the day and year first
		// 1
	Signed, sealed and delivered in the presence of:	
	Witness Signature (as to first Grantor)	Ery Thatay ha
	James St voyis	Grantor Signature IRAJ SHAFAGHI
	Printed Name	Printed Name 1034 N.W. 4th AVE-BOCH Ratch El33432
	Witness Signature (as to first Grantor),	Poet Office Address
	Subine Borden	
	Printed Name	
11	Witness Signature (as to Co-Grantor, if any)	
		Co-Grantor Signature, (if any)
	Printed Name	Printed Name
	Witness Signature (as to Co-Grantor, if any)	Post Office Address
. 166		
Inc., 199	Printed Name	
Printing Co.,	county of <u>Palm Beach</u> <u>Taj Sha</u>	I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared
aper &		ted the foregoing instrument, who acknowledged before me that
tale P.	executed the same, and an oath was not taken. (Check one:)	Said person(s) is/are personally known to me. In Said person(s) provided the
Semin		Said person(s) is/are personally known to me. PSaid person(s) provided the
Design, Seminole Paper		•
E		Witness my hand and official seal in the County and State last aforesaid
5	ANNE R TALIENTO	this day of do not find the second seco
11 02	Notary Public, Scree of Florida	Notary Signature And P TO THE A
95	May compositions May 15, 2011	Printed Name

CFN # 108688769, OR BK 46319 Page 1748, Page 1 of 1, Recorded 06/22/2009 at 09:39 AM, Broward County Commission, Deputy Clerk 3305

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AIM UIDEU RAMCO	O FORM 8
Return to: Lenclose self-addressed stamped envelope)	
inient Prepared by:	
	INSTR # 108684054
praisers Parcel Identification	OR BK 46313 Pages 1435 - 1435 RECORDED 06/18/09 10:36:04
er(s)	BROWARD COUNTY COMMISSION
5.S. # (s)	DOC STMP-D: \$0.70 DEPUTY CLERK 1924
	#1, 1 Pages
SPACE ABOVE THIS LINE FOR PROCESSING DATA	SPACE ABOVE THIS LINE FOR RECORDING DATA
	10 Tille 7 202
This Quit Claim Beed, Execu	uted the 18 day of 10he 2009
IRAJ SHAFAGH	I spheust Land Dev. Inc.
first party, to <u>FEREIDOUN</u>	SHAFAGHI
whose post office address is 1034 N.W. second party.	1. 4th AVE. BOCA RATON, FL 33432
(Wherever used herein the terms "first party" and "second party" inc successors and assigns of corporations, wherever the context so adm	iclude all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, an nits or requires.)
2007-1	the second for a Marrie
	and in consideration of the sum of \$ _ Teh do Nurs
	receipt whereof is hereby acknowledged, does hereby remise, relea ver, all the right, title, interest, claim and demand which the said f
	ot, piece or parcel of land, situate, lying and being in the County of
BroWARD COUNTY	, State ofFLORIDA, to-wit:
Proposity T. D. H 1	1771-18-05700
property 2.0. # 11	1221 10 = 03 +00
Factor Duck 21 17	2 12
Foster Park 21=13	
201 15,16 BLK 3	1221-18-05700 3 B
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Up Hafte and to Hold The same or in anywise appertaining, and all the est first party, either in law or equity to the only Un Witness Whereof , the said above written. Signed sealed and delivered in the presence Witness Stanature (as to first Grantor) Frinted Name Witness Signature (as to Co-Grantor, if any) Witness Signature (as to Co-Grantor, if any)	e together with all and singular the appurtenances thereunto belong tate, right, title, interest, lien, equity and claim whatsoever of the so proper use, benefit and behoof of the said second party forever. I first party has signed and sealed these presents the day and year f e of: Crantor Signature IRAS SHAFACHI Printed Name Co-Grantor Signature, (if any) Printed Name Post Office Address I hereby Certify that on this day, before me, an officer duly author
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Co Hafte and to Hold The same or in anywise appertaining, and all the est first party, either in law or equity to the only Jn Witness Whereof, the said above written. Signed_sealed and delivered in the presence Witness Signature (as to first Grantor) Printed Name Witness Signature (as to Co-Grantor, if any) Printed Name Witness Signature (as to Co-Grantor, if any) Printed Name Witness Signature (as to Co-Grantor, if any) Printed Name Known to me to be the person described in and executed the same, and an oath was not taken. (Chec	e together with all and singular the appurtenances thereunto belong tate, right, title, interest, lien, equity and claim whatsoever of the so proper use, benefit and behoof of the said second party forever. first party has signed and sealed these presents the day and year f e of: <u>Granter Signetwere</u> /RAJ SHAFAGH/ Printed Name 1034 N.W. 4th AV2. Boild Ratoh, F133 Post Office Address <u>Co-Grantor Signature, (if asy)</u> Printed Name Post Office Address <u>I hereby Certify that on this day, before me, an officer duly author</u> to administer oaths and take acknowledgments, personally appe who executed the foregoing instrument, who acknowledged before me that <u>D</u> C Witness my hand and official seal in the County and State last afore
To Have and to Hold The same or in anywise appertaining, and all the est first party, either in law or equity to the only Jn Mitness Miltersof, the said above written. Signed_sealed and delivered in the presence Witness Manage (as to first Gantor) Printed Name Witness Signature (as to first Gantor) Printed Name Witness Signature (as to Co-Grantor, if any) Printed Name State OF Witness Signature (as to Co-Grantor, if any) Printed Name State OF Witness Signature (as to Co-Grantor, if any) Printed Name State OF Muture Solution Mitness Signature (as to Co-Grantor, if any) Printed Name State OF Muture Solution Muture Solution Printed Name State OF Muture Solution Muture Solution Printed Name State OF Muture Solution State OF Muture Solution State OF Muture Solution State OF Muture Solution State OF <	e together with all and singular the appurtenances thereunto belong tate, right, title, interest, lien, equity and claim whatsoever of the s proper use, benefit and behoof of the said second party forever. first party has signed and sealed these presents the day and year f e of: Granter Signature RAJ SHAFACH Printed Name 1034 N.W. 4th AV2. Boch Ratoh, F133 Post Office Address Co-Grantor Signature, (if any) Printed Name Post Office Address 1 hereby Certify that on this day, before me, an officer duly author to administer oaths and take acknowledgments, personally appe who executed the foregoing instrument, who acknowledged before me that <u>he</u> ck one:) Said person(s) is/are personally known to me. Said person(s) provided Drivers CTC
To Have and to Hold The same or in anywise appertaining, and all the esti- first party, either in law or equity to the only Jn Witness Whereof, the said above written. Signed_sealed and delivered in the presence Witness Stanture (as to first Grantor) Have Stranture (as to first Grantor) Witness Signature (as to first Grantor) Printed Name Witness Signature (as to Co-Grantor, if any) Printed Name Witness Signature (as to Co-Grantor, if any) Printed Name Witness Signature (as to Co-Grantor, if any) Printed Name Witness Signature (as to Co-Grantor, if any) Printed Name Witness Signature (as to Co-Grantor, if any) Printed Name State OF Muture (as to Co-Grantor, if any) Printed Name State OF Muture (as to Co-Grantor, if any) Printed Name State OF Muture (as to be the person described in and to executed the same, and an oath was not taken. (Chec following type of identification: NOTARY RUBBER STAMP SEAL	e together with all and singular the appurtenances thereunto belong tate, right, title, interest, lien, equity and claim whatsoever of the so proper use, benefit and behoof of the said second party forever. first party has signed and sealed these presents the day and year f e of: <u>Granter Signetwere</u> /RAJ SHAFAGH/ Printed Name 1034 N.W. 4th AV2. Boild Ratoh, F133 Post Office Address <u>Co-Grantor Signature, (if asy)</u> Printed Name Post Office Address <u>I hereby Certify that on this day, before me, an officer duly author</u> to administer oaths and take acknowledgments, personally appe who executed the foregoing instrument, who acknowledged before me that <u>D</u> C Witness my hand and official seal in the County and State last afore

INSTR # 111910145, OR BK 50306 PG 816, Page 1 of 1, Recorded 11/04/2013 at 10:26 AM, Broward County Commission, Deputy Clerk 2030

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RETURN TO: CITY OF HALLANDALE BEACH CITY CLERK'S OFFICE 400 S. FEDERAL HIGHWAY HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: FOSTER PARK 21-13 B LOT 15, 16 BLK 3

Folio Number: 1221-18-0570

Street address:648 NW 5TH COURT, HALLANDALE BEACH, FL 33009Owner (s) of Record:FEREIDOUN SHAFAGHI22110 BLYTHE ST, CANOGA PARK, CA 91304-4713

The said liens (s) are claimed for the following:

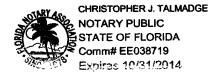
SERVICES RENDERED	DATES OF RENDITION	AMOUNT CLAIMED
LOT MOWING & TRASH	8/23/2013	\$296.88
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		<u>\$50.00</u>
Dated this <u>30</u> day of	Plus interest at the legal rate.	\$356.88
	CITY OF HALLAND	AILE BEACH
	Ву:	
	CIT	Y CLERK
STATE OF FLORIDA		

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by SHEENA D. JAMES, City Clerk of the City of Hallandale Beach, This <u>30</u> day of <u>October</u>, 2<u>013</u>

Notary Public

State of Florida At Large My Commission Expires:



CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: FOSTER PARK 21-13 B LOT 15, 16 BLK 3

Folio Number: 1221-18-0570

Street address:648 NW 5TH COURT, HALLANDALE BEACH, FL 33009Owner (s) of Record:FEREIDOUN SHAFAGHI22110 BLYTHE ST, CANOGA PARK, CA 91304-4713

The said liens (s) are claimed for the following:

SERVICES RENDERED	DATES OF RENDITION	AMOUNT CLAIMED
LOT MOWING & TRASH	7/7/2014	\$287.96
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
Dated this 12 day of	Plus interest at the legal rate.	\$347.96
	CITY OF HALL	ALEBEACH

STATE OF FLORIDA

COUNTY OF BROWARD

Bv:

The foregoing instrument was acknowledged before me by SHEENA D. JAMES, City Clerk of the City of Hallandale Beach, This 12 day of <u>December</u>, 2014

Notary Public State of Florida At Large

CLERK

CITY

My Commission Expires:



CHRISTOPHER J. TALMADGE MY COMMISSION # FF 171285 EXPIRES: October 31, 2018 Bonded Thru Natary Public Underwriters

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CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property. Legal Description: FOSTER PARK 21-13 B LOT 15, 16 BLK 3

Folio Number: 1221-18-0570

Street address: Owner (s) of Record: 648 NW 5TH COURT, HALLANDALE BEACH, FL 33009 FEREIDOUN SHAFAGHI 22110 BLYTHE ST, CANOGA PARK, CA 91304-4713

The said liens (s) are claimed for the following:

SERVICES RENDERED	DATES OF RENDITION	AMOUNT CLAIMED
LOT MOWING & TRASH	10/2/2014	\$287.96
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		<u>\$50.00</u>
Dated this day of	Plus interest at the legal rate.	\$347,96
-	CITY OF HALLAND	DALE BEACH
	By: M. Butui	U
STATE OF FLORIDA COUNTY OF BROWARD		Y CLERKS

The foregoing instrument was acknowledged before me by MARIO BATAILLE, City Clerk of the City of Hallandale Beach, This day of <u>April</u>, 2<u>015</u>

, la Notary Public

State of Florida At Large My Commission Expires:



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CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: FOSTER PARK 21-13 B LOT 15, 16 BLK 3

Folio Number: 1221-18-0570

Street address: 648 NW 5TH COURT, HALLANDALE BEACH, FL 33009 Owner (s) of Record: FEREIDOUN SHAFAGHI 22110 BLYTHE ST, CANOGA PARK, CA 91304-4713

The said liens (s) are claimed for the following:

SERVICES RENDERED	DATES OF RENDITION	AMOUNT CLAIMED
LOT MOWING & TRASH	2/4/2015	\$287.96
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
~	Plus interest at the legal rate.	\$347.96
Dated this <u>8</u> day of	2 <u>015</u>	
	CITY OF HALLAN	IDALE BEACH
	By: M- Buten	
	CI CI	TY CLERK
STATE OF FLORIDA		· · · · · · · · · · · · · · · · · · ·
COUNTY OF BROWARD		ALIO
The foregoing inst	rument was acknowledged befo	ore me by MARIO BATAILLE,
	andale Beach, This 8	
	Christophy 1-7	Ta Januartico

W Notary Public

State of Florida At Large My Commission Expires:



Instr# 114561499 , Page 1 of 1, Recorded 08/15/2017 at $02\!:\!14$ PM Broward County Commission

RETURN TO: CITY OF HALLANDALE BEACH CITY CLERK'S OFFICE 400 S. FEDERAL HIGHWAY HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: FOSTER PARK 21-13 B LOT 15,16 BLK 3

Folio Number: Account Number:

1221-18-0570

Street address:648 NW 5 COURTOwner (s) of Record:SHAFAGHI, FEREIDOUNPO BOX 9284 CANOGA PARK CA 91309-0284

SERVICES RENDERED	DATES OF RENDITION	AMOUNT CLAIMED	
LOT MOWING & TRASH	11/27/2015	\$262.65	
RECORDING FEE		\$10.00	
ADMINISTRATIVE CHARGE		<u>\$50.00</u>	
		\$322.65	
•	Plus interest at the legal rate.		
Dated this 15 day of	August 2017	Stand A 27	
	CITY OF HALLANDALE	É BÉACH	
	By: M. Ruturl		
		CITY CLERK	
STATE OF FLORIDA			
COUNTY OF BROWARD			
The foregoing instru	ment was acknowledged before me by,	MARIO BATAILLE.	
City Clerk of the City of Hallandale Beach, This 15 day of August, 2017			
CHRISTOPHER J. TALMADCE MY COMMISSION # FF 171285 EXPIRES: October 31, 2018 Bonded Thru Notary Public Underwriters Wy Commission Expires:			

Instr# 114561500 , Page 1 of 1, Recorded 08/15/2017 at 02:14 PM Broward County Commission

RETURN TO: CITY OF HALLANDALE BEACH CITY CLERK'S OFFICE 400 S. FEDERAL HIGHWAY HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: FOSTER PARK 21-13 B LOT 15,16 BLK 3

Folio Number: Account Number:

1221-18-0570

 Street address:
 648 NW 5 COURT

 Owner (s) of Record:
 SHAFAGHI, FEREIDOUN

 PO BOX 9284 CANOGA PARK CA 91309-0284

SERVICES RENDERED	DATES OF RENDITION	AMOUNT CLAIMED
LOT MOWING & TRASH	9/8/2015	\$288.00
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		<u>\$50.00</u>
		\$348.00
	Plus interest at the legal rate.	
Dated this 15 day of	August 2017	and the state of the
	CITY OF HALLANDALE	BEACH
	By: M. Batul	
		CITY CLERK
STATE OF FLORIDA	×	
COUNTY OF BROWARD		
The foregoing instrur	nent was acknowledged before me by,	MARIO BATAILLE,
City Clerk of the City of Hallan	dale Beach, Thisday of	August, 2017
CHRISTOPHER J. TALMADOS MY COMMISSION # FF 171280 EXPIRES: October 31, 2016 Bonded Thru Notary Public Underwrit	Notary Publid 1/ State of Florida At Large	hyp

Instr# 114561501 , Page 1 of 1, Recorded 08/15/2017 at $02\!:\!14$ PM Broward County Commission

RETURN TO: CITY OF HALLANDALE BEACH CITY CLERK'S OFFICE 400 S. FEDERAL HIGHWAY HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: FOSTER PARK 21-13 B LOT 15,16 BLK 3

Folio Number:1221-18-0570Account Number:1000000

Street address:648 NW 5 COURTOwner (s) of Record:SHAFAGHI, FEREIDOUNPO BOX 9284 CANOGA PARK CA 91309-0284

SERVICES RENDERED	DATES OF RENDITION	AMOUNT CLAIMED
LOT MOWING & TRASH	4/17/2016	\$262.65
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		<u>\$50.00</u>
		\$322.65
	Plus interest at the legal rate.	A CONTRACT OF
Dated this 15 day of	August 2017	AND A REAL PROPERTY AND A
	CITY OF HALLANDALE	BEACH
	By: M. Baturll	
		ITY CLERK
STATE OF FLORIDA		
COUNTY OF BROWARD		
000	nent was acknowledged before me by,	
City Clerk of the City of Hallan	dale Beach, Thisday of	fugust , 2017
ዿኯዀዾዄዾጛኯቔዀጜ፞ኯቘቘፙ፟ጚቘዾቔዾጜኯጜኯጜጞኇዀፘቝቔፙዀዸኯዀዸዀኇዄኇጟ		the
CHRISTOPHER J. TALMADGE MY COMMISSION # FF 17128		0
EXPIRES: October 31, 2010	3 State of Florida At Large	
Bonded Thru Notary Public Underwrit	My Commission Expires:	

Instr# 115185306 , Page 1 of 1, Recorded 07/06/2018 at 12:11 PM Broward County Commission

RETURN TO: CITY OF HALLANDALE BEACH CITY CLERK'S OFFICE 400 S. FEDERAL HIGHWAY HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: FOSTER PARK 21-13 B LOT 15, 16 BLK 3

Folio Number:12Account Number:Image: Image: Imag

1221-18-0570

Street address:648 NW 5 CT - VACANT LOTOwner (s) of Record:SHAFAGHI, FEREIDOUNPO BOX 9284 CANOGA PARK CA 91309

SERVICES RENDERED	DATES OF RENDITION	AMOUNT CLAIMED
LOT MOWING & CLEARING	3/15/2017	\$262.65
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		<u>\$50.00</u>
		\$322.65
;	Plus interest at the legal rate.	
Dated this day of	July 2018	
	l	AGH # 1
	CITY OF HALLANDALE	BEACH
	By: Weller Souther	
	To t	HTY CLERK
STATE OF FLORIDA		فتنجيه فعومه الدواد المتعقق
COUNTY OF BROWARD		
	ment was acknowledged before me by, J	IENORGEN GUILLEN
City Clerk of the City of Hallar		
City Clerk of the City of Hanal	idale Beach, This 6 day of 5	, 2018
	Christophin J. Talme	Lui j
	Notary Public (/	Y
	State of Florida At Large	
	My Commission Expires:	CHRISTOPHER J. TALMADGE MY COMMISSION # FF 171285 EXPIRES: October 31, 2018 Bandad Tinu Notary Public Underwriters

Instr# 115185307 , Page 1 of 1, Recorded 07/06/2018 at 12:11 PM Broward County Commission

RETURN TO: CITY OF HALLANDALE BEACH **CITY CLERK'S OFFICE** 400 S. FEDERAL HIGHWAY HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: FOSTER PARK 21-13 B LOT 15 BLK 3

Folio Number: 1221-18-0570 Account Number:

Street address: 648 NW 5 CT - VACANT LOT Owner (s) of Record: SHAFAGHI, FEREIDOUN PO BOX 9284 CANOGA PARK CA 91309

SERVICES RENDERED	DATES OF RENDITION	AMOUNT CLAIMED
LOT MOWING & CLEARING	7/10/2017	\$337.65
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
	_	\$397.65
3	Plus interest at the legal rate.	
Dated this <u>6</u> day of	July 2018	101 IN 15 1
	CITY OF HALLANDALE	BEACH
	By: Jahn Ceber	for the second s
STATE OF FLORIDA COUNTY OF BROWARD	M OI C	ITY CLERK
The foregoing instru	ment was acknowledged before me by, I	JENORGEN GUILLEN.
City Clerk of the City of Hallar		
	Unistight J. Talma Notary Public	uly
	State of Florida At Large My Commission Expires:	CHRISTOPHER J. TALMADGE MY COMMISSION # FF 171285 EXPIRES: October 31, 2018 Bonded Thru Notary Public Underwriters

CFN # 104025149, OR BK 37529 Page 449, Page 1 of 1, Recorded 05/25/2004 at 09:27 AM, Broward County Commission, Deputy Clerk 2130

Prepared by: Donald Black, Esquire

Record & Return to: North American Title Company 8151 Peters Rd., #1100 Plantation, FL 33324 File #FL2040476-Suneast Land Development, Inc.

WILL CALL Tri County Courier For North American Title Co.

CORPORATE RESOLUTION Suneast Land Development, Inc.

Pursuant to the direction of the President of Suneast Land Development, Inc., a Florida Corporation, it is hereby

RESOLVED, that Iraj Shafaghi, as President, an authorized officer of Suneast Land Development, Inc, **HAS FULL POWER AND AUTHORITY TO PURCHASE** the vacant land legally described as:

Lot 1, Block 8, Arlington Park, according to the Plat thereof, as recorded in Plat Book 11, Page 52, of the Public Records of Broward County, Florida.

Affiant further acknowledges that the company is a valid Florida Corporation in the State of Florida and in good standing as of this date

Dated at Ft. Lauderdale, Florida, this $\frac{2}{2}$ day of May, 2004.

)

Iraj Shafaghi, President

Suneast Land Development, Inc.

STATE OF FLORIDA)
	Ss

COUNTY OF BROWARD

The foregoing instrument is hereby acknowledged this $\frac{1}{2}$ day of May 2004, by Iraj Shafaghi, as President of Suneast Land Development, Inc., is personally known to me _____, or who produced as identification and who did not take an oath.

	$\sim\sim\sim\sim$	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	STARY PUG	D. A. SIMONE
		MY COME SION # DD 014653
	THE OF FLORE	EXPIRES: April 2, 2005
My Com	hissione	Dire Sotary Service & Bonding, Inc.

Notary Public

D. A. SIMONE

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CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: FOSTER PARK 21-13 B LOT 15, 16 BLK 3

Folio Number: 1221-18-0570

Street address: Owner (s) of Record: 648 NW 5TH COURT, HALLANDALE BEACH, FL 33009 FEREIDOUN SHAFAGHI 1034 NW 4TH AVE., BOCA RATON, FL 33432

The said liens (s) are claimed for the following:

SERVICES RENDERED	DATES OF RENDITION	AMOUNT CLAIMED
LOT MOWING & TRASH	7/20/2012	\$306.08
RECORDING FEE ADMINISTRATIVE CHARGE		\$10.00 <u>\$50.00</u>
Dated this <u></u> day of	Plus interest at the legal rate. August 2012	\$366.08
	CITY OF HALLANDA	LE BEACH
	ву:	CLERK
STATE OF FLORIDA	en	I CEERK
COUNTY OF BROWARD		

The foregoing instrument was acknowledged before me by SHEENA D. JAMES, City Clerk of the City of Hallandale Beach, This 28 day of 4002, 2012

tooker demen Notary Public State of Florida At Large My Commission Expires:

CHRISTOPHER J. TALMADGE NOTARY PUBLIC STATE OF FLORIDA Comm# EE038719 Expires 10/31/2014

WARNING

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

SHAFAGHI,FEREIDOUN PO BOX 9284 CANOGA PARK, CA 91309-0284

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 5 COURT, HALLANDALE BEACH FL 33009 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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN</u> THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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 September 30, 2019\$15,653.69

Or

* Estimated Amount due if paid by October 15, 2019\$15,867.52

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON <u>October 16, 2019</u> 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

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

FEREIDOUN SHAFAGHI 1034 NW 4TH AVE BOCA RATON, FL 33432

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FEREIDOUN SHAFAGHI 22110 BLYTHE ST CANOGA PARK, CA 91304-4713

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WARNING

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CITY OF HALLANDALE BEACH CITY CLERK'S OFFICE 400 S. FEDERAL HIGHWAY HALLANDALE BEACH, FL 33009

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

*COOPER, ANDREA LE COOPER, ANTHONY & SAMPSON, ANNA

629 NW 6 CT HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 5 COURT, HALLANDALE BEACH FL 33009 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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WARNING

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

*DANIEL INVESTING LLC 652 NW 5 CT HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 5 COURT, HALLANDALE BEACH FL 33009 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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WARNING

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*NASHMARC INVESTMENT LLC 633 NW 6 CT 1-4 HALLANDALE BEACH, FL 33009

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WARNING

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

CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 400 S FEDERAL HIGHWAY 2ND FLR FT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 5 COURT, HALLANDALE BEACH FL 33009 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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WARNING

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

CITY OF HALLANDALE BEACH ATTN CRA DEPT 400 S FEDERAL HWY HALLANDALE BEACH, FL 33009

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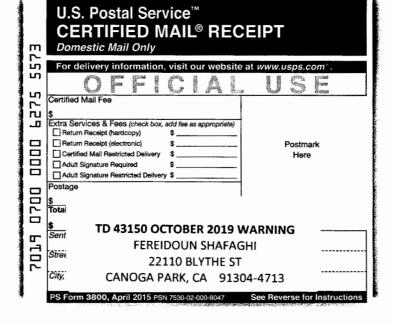
Or

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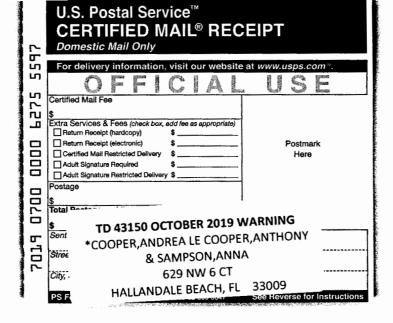
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Ъ	Extra Services & Fees (check box, add fee as appropriate) Return Receipt (hardcopy)	
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000	Adult Signature Required \$	
	Postage	
0700		
	TD 43150 OCTOBER 2019 WARNING	
5	Sent To FEREIDOUN SHAFAGHI - 1034 NW 4TH AVE -	
701.9	BOCA RATON, FL 33432	
r	City, State	
	PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruc	tions
		Paravi .



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	Return Receipt (electronic) Certified Mail Restricted Delivery Here
I H	Adult Signature Required \$
0000	Adult Signature Restricted Delivery \$
	Postage
	\$
0200	Total P
	s TD 43150 OCTOBER 2019 WARNING
5	SHAFAGHI, FEREIDOUN
701.9	Street PO BOX 9284
~	
	сл, s CANOGA PARK, CA 91309-0284
	PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





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	Extra Services & Fees (check box, add fee as appropriate) Return Receipt (hardcopy)
	Return Receipt (electronic) Security Receipt (electronic)
	Certified Mail Restricted Delivery \$ Here
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