



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 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 OR: 38768, Page: 1170

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

Quit Claim Deed OR: 46313, Page: 1435

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



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\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$28,280		\$28,280	\$22,570	
2017	\$22,620		\$22,620	\$20,520	\$1,696.68
2016	\$21,210		\$21,210	\$18,660	\$379.40

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$28,280	\$28,280	\$28,280	\$28,280
Portability	0	0	0	0
Assessed/SOH	\$22,570	\$28,280	\$22,570	\$22,570
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	\$22,570	\$28,280	\$22,570	\$22,570

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/22/2009	DRR-T		46319 / 1748	\$5.00	5,655	SF
6/18/2009	QCD-T	\$100	46313 / 1435			
12/16/2004	WD	\$9,000	38768 / 1170			
				Adj. Bldg. S.F.		

[illegible]

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43150

STATE OF FLORIDA
COUNTY OF BROWARD

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 PO BOX 9284 CANOGA PARK, CA 91309-0284			

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

By _____
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)
#6

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. 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 12th day of September, 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: 09/12/2019, 09/19/2019, 09/26/2019 & 10/03/2019
Minimum Bid: 15867.52

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

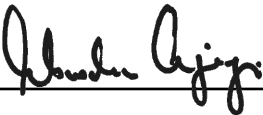
All of said property being in the County of Broward, State of Florida.

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. 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 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 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

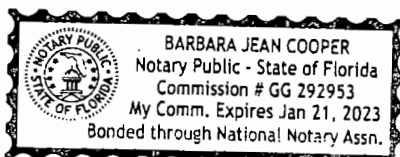
09/12/2019 09/19/2019 09/26/2019 10/03/2019

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.

Sworn to and subscribed before me this
3 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 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, FEREDOUN

Legal Titleholders:
SHAFAGHI, FEREDOUN
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.deedauktion.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

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

RETURN OF SERVICE

Assignment: 6163 **SERVE ASAP - RETURN TO TAX NOTICE TRAY** Service Sheet # 19-036626
BROWARD COUNTY, FL vs. SHAFAGHI, FEREDOUN ID 43150
PLAINTIFF VS. COUNTY/BROWARD DEFENDANT
TYPE OF WRIT SHAFAGHI, FEREDOUN COURT HEARING DATE
SERVE NW5 COURT
HALLANDALE BEACH, FL 33009

14270
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
JULIE AIKMAN, SUPV.

Received this process on 9/10/2019
Date 9/11/19
700am 8165
☒ Served
☐ Not Served - see comments
9/11/19 at 1039am
Date Time

9884 Attorney

SHAFAGHI, FEREDOUN

On _____, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

☐ At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:

_____, in accordance with F.S. 48.031(1)(a)

☐ To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)

☐ To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081

☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)

☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091

☐ **PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

☐ **POSTED RESIDENTIAL:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

1st attempt date/time: _____ 2nd attempt date/time: _____

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

1st attempt date/time: _____ 2nd attempt date/time: _____

☒ **OTHER RETURNS:** See comments

COMMENTS:

POSTED

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

GREGORY TONY, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.

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; 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 September 30, 2019\$15,653.69

Or

* 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.

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, FERIDOUN
NW 5 CT
HALLANDALE BEACH FL 33009

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

FROM

(TUE) DEC 14 2004 15:40/ST. 15:37/No. 6804819929 P 7

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]

Warranty Deed

(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:

Margaret P. Tileston
Witness Name: Margaret Tileston

Peter A. Tileston
Witness Name: Peter Tileston

Katherine H. Baggott
Katherine H. Baggott

DoubleTime

FROM

(TUE) DEC 14 2004 15:40/ST. 15:37/No. 6804813929 P 8

State of ~~Florida~~ CALIFORNIA
County of ~~Broward~~ SANTA CLARA

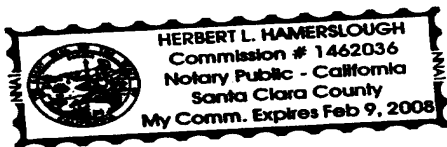
The foregoing instrument was acknowledged before me this 16th day of December, 2004 by Katherine H. Baggott, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Herbert L. Hamerslough
Notary Public

Printed Name: HERBERT L. HAMERSLOUGH

My Commission Expires: 2-9-2008



QUIT CLAIM DEED

RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)

Name

Address

This Instrument Prepared by:

Name:

Address:

Property Appraisers Parcel Identification

Folio Number(s):

Grantor(s) S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 18 day of June 2009, by IRA J SHAFAGHI first party, to EEREIDOUN SHAFAGHI whose post office address is 1034 N.W. 4TH AVE. BOCA RATON, FL 33432 second party.

(Wherever used herein the terms "first party" and "second party" include all the 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 requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ Ten Dollars 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 party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD COUNTY, State of FLORIDA, to-wit:

property I.D. # 11221-18-05700
Foster Park 21-13 B
Lot 15, 16 BLK 3

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Printed Name James St Louis

Witness Signature (as to first Grantor)

Printed Name Sabine Boyden

Witness Signature (as to Co-Grantor, if any)

Printed Name

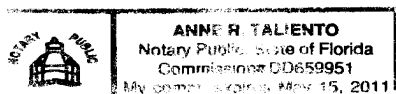
Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF Florida
COUNTY OF Palm Beach

known to me to be the person Iraj Shafaghi described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one: ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: Florida Drivers Lic

NOTARY RUBBER STAMP SEAL



Grantor Signature

Printed Name IRA J SHAFAGHI

Post Office Address 1034 N.W. 4TH AVE. BOCA RATON, FL 33432

Co-Grantor Signature, (if any)

Printed Name

Post Office Address

Witness my hand and official seal in the County and State last aforesaid this 15 day of July 2009

Notary Signature

Printed Name Anne H. Taliento

QUIT CLAIM DEED

RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name:

Address:

Property Appraiser's Parcel Identification

Folio Number(s)

Grantee(s) S S # (s)

INSTR # 108684054
OR BK 46313 Pages 1435 - 1435
RECORDED 06/18/09 10:36:04
BROWARD COUNTY COMMISSION
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

This Quit Claim Deed, Executed the 18 day of June 2009, by IRA J SHAFAGHI / SOUTHEAST LAND DEV. INC. first party, to FEREIDOUN SHAFAGHI whose post office address is 1034 N.W. 4TH AVE. BOCA RATON, FL 33432 second party.

(Wherever used herein the terms "first party" and "second party" include all the 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 requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ Ten Dollars 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 party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD COUNTY, State of FLORIDA, to-wit:

PROPERTY E.D. # 11221-18-05700
Foster Park 21-13 B
Lot 15, 16 BLK 3

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Printed Name James St Louis

Witness Signature (as to first Grantor)

Printed Name Ernie Boyden

Witness Signature (as to Co-Grantor, if any)

Printed Name

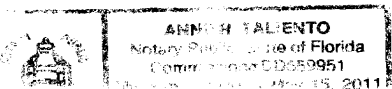
Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF Florida
COUNTY OF Palm Beach

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared known to me to be the person Iraj Shafaghi described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: Florida Drivers Lic

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid

this 15 day of July 2009

Notary Signature

Printed Name

Anne Talento

To be re-recorded as Southeast Land Dev. Inc.

7
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

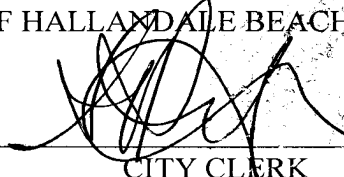
Folio Number: 1221-18-0570

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

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

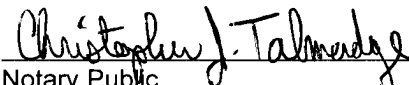
<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & TRASH	8/23/2013	\$296.88
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		<u>\$50.00</u>

Dated this 30 day of October 2013
Plus interest at the legal rate. \$356.88

CITY OF HALLANDALE BEACH
By: 
CITY 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 30 day of October, 2013


Notary Public
State of Florida At Large
My Commission Expires:



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

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 33009

Owner (s) of Record: FEREDOUN SHAFAGHI

22110 BLYTHE ST, CANOGA PARK, CA 91304-4713

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

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & TRASH	7/7/2014	\$287.96
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		<u>\$50.00</u>

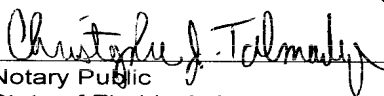
Dated this 12 day of December 2014 Plus interest at the legal rate. \$347.96

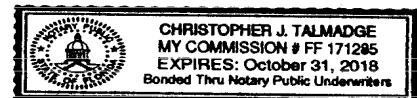
CITY OF HALLANDALE BEACH

By: 
CITY 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 12 day of December, 2014


Notary Public
State of Florida At Large
My Commission Expires:



10

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 33009

Owner (s) of Record: FEREIDOUN SHAFAGHI

22110 BLYTHE ST, CANOGA PARK, CA 91304-4713

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

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & TRASH	10/2/2014	\$287.96
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00

Dated this 17 day of April 2015 Plus interest at the legal rate.

\$347.96

CITY OF HALLANDALE BEACH

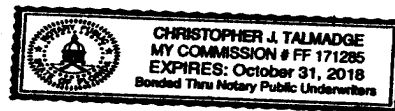
By: M. Bataille

CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by MARIO BATAILLE,
City Clerk of the City of Hallandale Beach, This 17 day of April, 2015

Christopher J. Talmadge
Notary Public
State of Florida At Large
My Commission Expires:



8
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 33009

Owner (s) of Record: FEREIDOUN SHAFAGHI
22110 BLYTHE ST, CANOGA PARK, CA 91304-4713

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

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & TRASH	2/4/2015	\$287.96
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00

Dated this 8 day of June 2015 Plus interest at the legal rate. \$347.96

CITY OF HALLANDALE BEACH

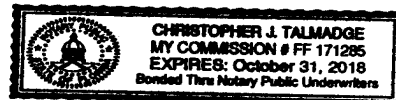
By: M. Bataille

CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by MARIO BATAILLE, City Clerk of the City of Hallandale Beach, This 8 day of June, 2015

Christopher J. Talmadge
Notary Public
State of Florida At Large
My Commission Expires:



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**

Account Number: [REDACTED]

Street address: **648 NW 5 COURT**

Owner (s) of Record: **SHAFAGHI, FEREIDOUN**
PO BOX 9284 CANOGA PARK CA 91309-0284

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

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
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

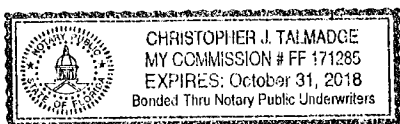
CITY OF HALLANDALE BEACH

By: M. Rutull

CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, MARIO BATAILLE,
City Clerk of the City of Hallandale Beach, This 15 day of August, 2017



Christopher J. Talmadge
Notary Public
State of Florida At Large
My Commission Expires:

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**

Account Number: [REDACTED]

Street address: **648 NW 5 COURT**

Owner (s) of Record: **SHAFAGHI, FEREIDOUN**

PO BOX 9284 CANOGA PARK CA 91309-0284

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

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & TRASH	9/8/2015	\$288.00
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
		\$348.00

Plus interest at the legal rate.

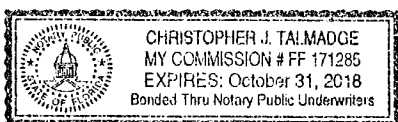
Dated this 15 day of August 2017

CITY OF HALLANDALE BEACH

By: M. Bataille CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, MARIO BATAILLE,
City Clerk of the City of Hallandale Beach, This 15 day of August, 2017



Christopher J. Talmadge
Notary Public
State of Florida At Large
My Commission Expires:

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**

Account Number: **[REDACTED]**

Street address: **648 NW 5 COURT**

Owner (s) of Record: **SHAFAGHI, FEREIDOUN**

PO BOX 9284 CANOGA PARK CA 91309-0284

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

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
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.

Dated this 15 day of August 2017

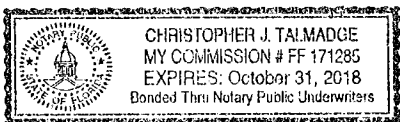
CITY OF HALLANDALE BEACH

By: M. Bataille

CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, MARIO BATAILLE,
City Clerk of the City of Hallandale Beach, This 15 day of August, 2017



Christy J. Talmadge
Notary Public
State of Florida At Large
My Commission Expires:

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**
Account Number: **[REDACTED]**

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


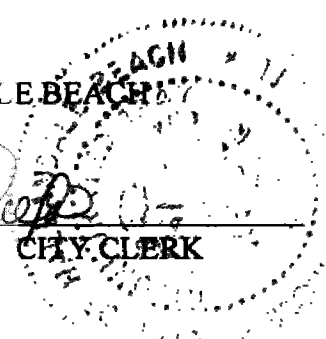
The said liens (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & CLEARING	3/15/2017	\$262.65
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
		\$322.65

Plus interest at the legal rate.
Dated this 6 day of July 2018

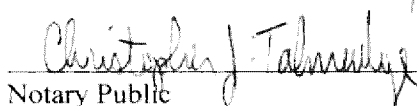
CITY OF HALLANDALE BEACH

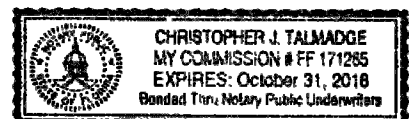
By: _____

 
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, JENORGEN GUILLEN,
City Clerk of the City of Hallandale Beach, This 6 day of July, 2018


Notary Public
State of Florida At Large
My Commission Expires:



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: XXXXXXXXXX

Street address: **648 NW 5 CT - VACANT LOT**

Owner (s) of Record: **SHAFAGHI, FEREIDOUN**
PO BOX 9284 CANOGA PARK CA 91309

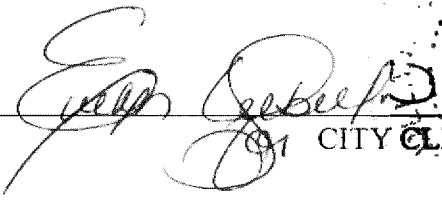
The said liens (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & CLEARING	7/10/2017	\$337.65
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00
		\$397.65

Plus interest at the legal rate.

Dated this 6 day of July 2018

CITY OF HALLANDALE BEACH

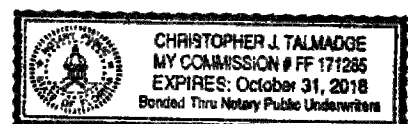
By:  CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by, JENORGEN GUILLEN,
City Clerk of the City of Hallandale Beach, This 6 day of July, 2018


Notary Public

State of Florida At Large
My Commission Expires:



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 21st 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 21 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.


My Commission Expires _____


Notary Public

D. A. SIMONE

5
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 33009

Owner (s) of Record: FEREIDOUN SHAFAGHI
1034 NW 4TH AVE., BOCA RATON, FL 33432

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

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & TRASH	7/20/2012	\$306.08
RECORDING FEE		\$10.00
ADMINISTRATIVE CHARGE		\$50.00

Dated this 28 day of August 2012
Plus interest at the legal rate. \$366.08

CITY OF HALLANDALE BEACH

By: _____

CITY 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 28 day of August, 2012

Christopher J. Talmadge
Notary Public
State of Florida At Large
My Commission Expires:



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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-18-0570 (TD # 43150)

WARNING

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

SHAFAGHI, FERIDOUN
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. 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 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 October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-18-0570 (TD # 43150)

WARNING

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

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

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. 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 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 October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-18-0570 (TD # 43150)

WARNING

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

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

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. 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 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 October 16, 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

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

DATE: September 3rd, 2019
PROPERTY ID # 514221-18-0570 (TD # 43150)

WARNING

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

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

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 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 October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-18-0570 (TD # 43150)

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.

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 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 October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-18-0570 (TD # 43150)

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.

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 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 October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-18-0570 (TD # 43150)

WARNING

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

*NASHMARC INVESTMENT LLC
633 NW 6 CT 1-4
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.

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 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 October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 514221-18-0570 (TD # 43150)

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.

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 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 October 16, 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

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

DATE: September 3rd, 2019
PROPERTY ID # 514221-18-0570 (TD # 43150)

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

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. 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.



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 October 16, 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

7019 0700 0000 6275 5566

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Post

\$

Sent To

Street and

City, State

TD 43150 OCTOBER 2019 WARNING
FEREIDOUN SHAFAGHI
1034 NW 4TH AVE
BOCA RATON, FL 33432

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

See Reverse for Instructions

7019 0700 0000 6275 5573

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City

TD 43150 OCTOBER 2019 WARNING

FEREIDOUN SHAFAGHI

22110 BLYTHE ST

CANOGA PARK, CA 91304-4713

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

See Reverse for Instructions

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total P

\$

Sent To

Street

City, S

TD 43150 OCTOBER 2019 WARNING
SHAFAGHI, FERIDOUN
PO BOX 9284
CANOGA PARK, CA 91309-0284

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

See Reverse for Instructions

7019 0700 0000 6275 5641

7019 0700 0000 6275 5580

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Post

\$

Sent To

Street and

City, State

TD 43150 OCTOBER 2019 WARNING

CITY OF HALLANDALE BEACH

CITY CLERK'S OFFICE

400 S. FEDERAL HIGHWAY

HALLANDALE BEACH, FL 33009

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

See Reverse for Instructions

7019 0700 0000 6275 5597

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent

Street

City,

PS F

TD 43150 OCTOBER 2019 WARNING
***COOPER,ANDREA LE COOPER,ANTHONY**
& SAMPSON,ANNA
629 NW 6 CT
HALLANDALE BEACH, FL 33009

See Reverse for Instructions

7019 0700 0000 6275 5603

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
Here

Postage

\$

Total Price

TD 43150 OCTOBER 2019 WARNING

\$

Sent To

***DANIEL INVESTING LLC**

Street &

652 NW 5 CT

City, State

HALLANDALE BEACH, FL 33009

7019 0700 0000 6275 5610

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
Here

Postage

\$

Total P&C

\$

Sent To

Street or

City, State

TD 43150 OCTOBER 2019 WARNING
***NASHMARC INVESTMENT LLC**
633 NW 6 CT 1-4
HALLANDALE BEACH, FL 33009

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total

\$

Sent To

Street

City, St.

TD 43150 OCTOBER 2019 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
400 S FEDERAL HIGHWAY 2ND FLR
FT LAUDERDALE, FL 33301

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

See Reverse for Instructions

7019 0700 0000 6275 5627

7019 0700 0000 6275 5634

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total F

\$

Sent To

Street

City, St

TD 43150 OCTOBER 2019 WARNING

CITY OF HALLANDALE BEACH

ATTN CRA DEPT

400 S FEDERAL HWY

HALLANDALE BEACH, FL 33009

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

See Reverse for Instructions