



**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: 07/02/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/01/2019

CERTIFICATE # 2016-14272

ACCOUNT # 504230080870

ALTERNATE KEY # 530054

TAX DEED APPLICATION # 43270

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 6, Block 3, of AVON ISLES, according to the Plat thereof, as recorded in Plat Book 40, Page 31, of the Public Records of Broward County, Florida

PROPERTY ADDRESS: 4620 SW 34 AVENUE, DANIA BEACH FL 33312-5512

OWNER OF RECORD ON CURRENT TAX ROLL:

LAURA M CUTLER EST

4620 SW 34 AVE

FORT LAUDERDALE, FL 33312-5512 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF LAURA M. CUTLER, DECEASED

Instrument: 114865722

4620 SOUTHWEST 34TH AVENUE

FORT LAUDERDALE, FL 33312-5512

(Per Deed. This deed was dated in 2011, however not recorded until 2018.)

(Property Appraiser indicates that Laura M. Cutler is deceased. No Death Certificate was found but Probate documents were found in the Official Records of Broward County.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON TAX LIEN SERVICES

US CENTURY BANK

2301 NW 87 AVE. 2ND FLOOR

MIAMI, FL 33172 (Tax Deed Applicant)

INTERNAL REVENUE SERVICE

COLLECTION ADVISORY GROUP

7850 SW 6TH CT MS 5780

PLANTATION, FL 33324 (Per Tax Liens)

OR: 47758, Page: 575

OR: 48226, Page: 1484

OR: 49052, Page: 663

MARY C. JENSEN
C/O PARTNERS IN CARE
PIC TRUST COMPANY
1215 FOURTH AVENUE, SUITE 1900
SEATTLE, WA 98161 (Per Petition for Administration. Possible heir.)

Instrument: 14093662

CHARLOTTE NORTH
4110 CHANTING CIRCLE SW
PORT ORCHARD, WA 98367
(Per Petition for Administration 114093662. Possible heir.)

CHARLOTTE NORTH, PERSONAL REPRESENTATIVE Instrument: 114150684
OF THE ESTATE OF LAURA M. CUTLER
(Per Letters of Administration. No address found on document.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5042 30 08 0870

CURRENT ASSESSED VALUE: \$191,290

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:

Warranty Deed

OR: 10677, Page: 245

Warranty Deed

OR: 32192, Page: 467

Quit Claim Deed

OR: 38210, Page: 1039

Corrective Quit Claim Deed
(Corrects Deed at 38210-1039.)

OR: 47438, Page: 165

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

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

Christina Young

Title Examiner



Site Address	4620 SW 34 AVENUE, DANIA BEACH FL 33312-5512	ID #	5042 30 08 0870
Property Owner	CUTLER, LAURA M EST	Millage	0413
Mailing Address	4620 SW 34 AVE FORT LAUDERDALE FL 33312-5512	Use	01
Abbr Legal Description	AVON ISLES 40-31 B LOT 6 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	\$41,410	\$149,880	\$191,290	\$191,290	
2017	\$41,410	\$141,300	\$182,710	\$182,710	\$4,153.00
2016	\$43,130	\$135,980	\$179,110	\$79,180	\$1,333.90

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$191,290	\$191,290	\$191,290	\$191,290
Portability	0	0	0	0
Assessed/SOH	\$191,290	\$191,290	\$191,290	\$191,290
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	\$191,290	\$191,290	\$191,290	\$191,290

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/25/2011	WD	\$100	114865722	\$6.00	6,901	SF
10/11/2010	DRR-T		47438 / 165			
9/10/2004	QCD	\$100	38210 / 1039			
9/28/2001	WD	\$70,000	32192 / 467	Adj. Bldg. S.F. (Card, Sketch)		1350
				Units/Beds/Baths		1/2/1
				Eff./Act. Year Built: 1957/1956		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
R	1							
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43270

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of October 2019, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CUTLER, LAURA M EST 4620 SW 34 AVENUE DANIA BEACH, FL 33312-5512	ESTATE OF LAURA M. CUTLER, DECEASED 4620 SOUTHWEST 34TH AVENUE FORT LAUDERDALE, FL 33312-5512	LAURA M CUTLER EST 4620 SW 34 AVE FORT LAUDERDALE, FL 33312-5512	INTERNAL REVENUE SERVICE, COLLECTION ADVISORY GROUP 7850 SW 6TH CT MS 5780 PLANTATION, FL 33324
MIKON TAX LIEN SERVICES, US CENTURY BANK 2301 NW 87 AVE. 2ND FLOOR MIAMI, FL 33172	CITY OF DANIA BEACH 100 W DANIA BEACH BLVD DANIA BEACH, FL 33004	CITY OF DANIA BEACH ATTN CODE COMPLIANCE 100 W DANIA BEACH BLVD DANIA BEACH, FL 33004	CHARLOTTE NORTH 4110 CHANTING CIRCLE SW PORT ORCHARD, WA 98367
CHARLOTTE NORTH, PERSONAL REPRESENTATIVE OF THE ESTATE OF LAURA M. CUTLER 4110 CHANTING CIRCLE SW PORT ORCHARD, WA 98367	MARY C. JENSEN, C/O PARTNERS IN CARE, PIC TRUST COMPANY 1215 FOURTH AVENUE, SUITE 1900 SEATTLE, WA 98161	*COWLEY, MICHAEL & ANAIS PALMA 4610 SW 34 AVE FORT LAUDERDALE, FL 33312	ACOSTA, SUYAPA M 4630 SW 34 AVE DANIA BEACH, FL 33312

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of October 2019 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy Juliette M. Aikman

Broward County, Florida**RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION****NOTICE OF APPLICATION FOR TAX DEED NUMBER 43270**

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: 504230-08-0870
Certificate Number: 14272
Date of Issuance: 05/25/2017
Certificate Holder: MIKON TAX LIEN SERVICES
Description of Property: AVON ISLES 40-31 B
LOT 6 BLK 3

Name in which assessed: CUTLER, LAURA M EST
Legal Titleholders: CUTLER, LAURA M EST
4620 SW 34 AVE
FORT LAUDERDALE, FL 33312-5512

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 13th day of November, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 10th day of October, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: _____

Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 10/10/2019, 10/17/2019, 10/24/2019 & 10/31/2019
Minimum Bid: 12204.50

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

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Publish: DAILY BUSINESS REVIEW
Issues: 10/10/2019, 10/17/2019, 10/24/2019 & 10/31/2019
Minimum Bid: 12548.50

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

43270

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 14272

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

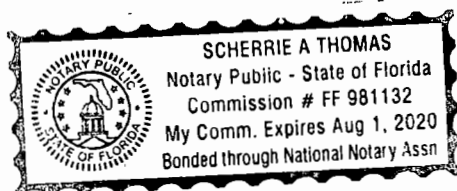
10/10/2019 10/17/2019 10/24/2019 10/31/2019

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

Sworn to and subscribed before me this
31 day of OCTOBER, A.D. 2019

(SEAL)

GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 43270

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: 504230-08-0870

Certificate Number: 14272

Date of Issuance: 05/25/2017

Certificate Holder:

MIKON TAX LIEN SERVICES

Description of Property:

AVON ISLES 40-31 B

LOT 6 BLK 3

Name in which assessed:

CUTLER, LAURA M EST

Legal Titleholders:

CUTLER, LAURA M EST

4620 SW 34 AVE

FORT LAUDERDALE, FL

33312-5512

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 13th day of November, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

*Pre-registration is required to bid.

Dated this 10th day of October, 2019.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Abiodun Ajayi

Deputy

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

Minimum Bid: 12548.50

401-314

10/10-17-24-31 19-11/0000427268B

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

RETURN OF SERVICE

Assignment: 1000 Service Sheet # 10-0408/8
BROWARD COUNTY, FL vs. OUTLER, LAURAM EST TO 40370
PLAINTIFF VS. COUNTY/BROWARD DEFENDANT 11/13/2019 CASE #
TYPE OF WRIT COURT HEARING DATE
OUTLER, LAURAM EST
SERVE 1800 SW 34 AVENUE
DANIA BEACH, FL 33017
SERVE ASAP - RETURN TO TAX NOTICE (WAY)

14270
BROWARD COUNTY REVENUE DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
JULIE ANGMAN, SUPV.
9884 Attorney

Received this process on
Date 6.30 10/8/19
☒ Served
☐ Not Served - see comments
10/08/2019 at 14.52
Date Time

On OUTLER, LAURAM EST, 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: 19009 14.52 10/08/2019 - POSTED - N/A

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: Mark Tutton conf 19009 D.S.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504230-08-0870 (TD #43270)

2019 OCT -7 AM 9:02
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 October 31, 2019\$12,382.91

Or

* Amount due if paid by November 12, 2019\$12,548.50

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON November 13, 2019 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

CUTLER, LAURA M EST
4620 SW 34 AVENUE
DANIA BEACH, FL 33312-5512

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

29 10194 Department of the Treasury - Internal Revenue Service
Form 668 (Y)(c)
 (Rev. February 2004) **Notice of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Serial Number 890619912
 Lien Unit Phone: (800) 913-6050 For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer LAURA CUTLER

Residence 4620 SW 34TH AVE
 FT LAUDERDALE, FL 33312-5512


IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2010		06/06/2011	07/06/2021	6069.00
1040	12/31/2010		02/13/2012	03/15/2022	

Place of Filing County Courthouse
 Broward County
 Ft. Lauderdale, FL 33301 Total \$ 6069.00

This notice was prepared and signed at BALTIMORE, MD, on this,

the 28th day of August, 2012.

Signature 
 for STEPHEN B CRIMMINS Title REVENUE OFFICER 23-02-2915
 (954) 423-7802

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
 CAT. NO 60025X

Case Number: PR-C-16-0005287 Division: 61J
Filing # 49679176 E-Filed 12/06/2016 01:50:51 PM

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

IN RE: The Estate of
LAURA CUTLER,

Probate Division

File No.
Division:

Deceased.

PETITION FOR ADMINISTRATION
(intestate Florida resident - single petitioner)

Petitioner, CHARLOTTE NORTH, alleges:

1. Petitioner has an interest in the above estate as the sister of the decedent, Laura Cutler, and the person entitled to serve as Personal Representative of the decedent's estate. Petitioner's address is: 4110 Chanting Circle SW, Port Orchard, WA 98367 and the name and office address of petitioner's attorney are set forth at the end of this petition.

2. Decedent, LAURA M. CUTLER, whose last known address was 4620 SW 34th Avenue, Fort Lauderdale, FL 33312, and whose age was [REDACTED] and whose social security number is xxx-xx-xxxx, died on [REDACTED] in Broward County, FL, and on the date of death decedent was domiciled in Broward County, Florida.

3. So far as is known, the names of the beneficiaries of this estate and of the decedent's surviving spouse, if any, their addresses and relationships to decedent, and the dates of birth of any who are minors are:

<u>Name</u>	<u>Address</u>	<u>Relationship</u>	<u>Date of Birth</u> <u>(if minor)</u>
Mary C. Jensen	c/o Partners in Care PIC Trust Company 1215 Fourth Avenue, Suite 1900 Seattle, WA 98161	Mother	Adult
Charlotte North	4110 Chanting Circle SW Port Orchard, WA 98367	Sister	Adult

4. Venue of this proceeding is in Broward County because decedent died a resident of Broward County, Florida.

5. CHARLOTTE NORTH whose address is 4110 Chanting Circle SW, Port Orchard, WA 98367 and who is qualified under the laws of the State of Florida to serve as personal representative of the decedent's estate is entitled to preference in appointment as personal representative because she is the sister and sole sibling of the decedent, LAURA M. CUTLER. The decedent's father, Robert Jensen, is deceased, and her mother, Mary C. Jensen, is incapacitated and under the care of a Court-appointed guardian, Partners in Care Trust Company, which has signed a written Consent to have Petitioner act as Personal Representative in this matter.

6. The nature and approximate value of the estate are: homestead real estate and personal property having a value totaling approximately \$195,000.00.

7. This estate will not be required to file a federal estate tax return.

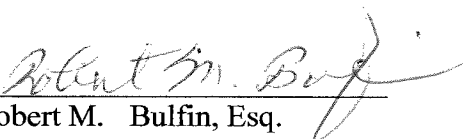
8. After the exercise of reasonable diligence, petitioner is unaware of any unrevoked wills or codicils of decedent.


9. Domiciliary probate proceedings are not known to be pending in another state or country.

Petitioner, CHARLOTTE NORTH, requests that she be appointed personal representative of the estate of the decedent, to serve without bond.

Under penalties of perjury, Petitioner declares that she has read the foregoing, and the acts alleged are true, to the best of her knowledge and belief.

Signed on 11/22/, 2016.


Robert M. Bulfin, Esq.
Attorney for Petitioner
Florida Bar No. 224030
Panza, Maurer & Maynard, P.A.
2400 East Commercial Blvd., #905
Fort Lauderdale, FL 33308
Telephone: (954) 390-0100
Bobbulfin@Panzamaurer.com


Charlotte North, Petitioner

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/10/2017 4:15:10 PM.****

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

IN RE: The Estate of

Probate Division

LAURA M. CUTLER,

File No. **16 - - 5287**

Deceased.

LETTERS OF ADMINISTRATION
(single personal representative)

Filed in Open Court,
BRENDA D. FORMAN,
CLERK

ON 1-10-17
BY hc

TO ALL WHOM IT MAY CONCERN:

WHEREAS, LAURA M. CUTLER, a resident of Broward County, Florida, died on

owning assets in the State of Florida and

WHEREAS, CHARLOTTE NORTH has been appointed personal representative of the
estate of the decedent and has performed all acts prerequisite to issuance of Letters of
Administration in the estate,

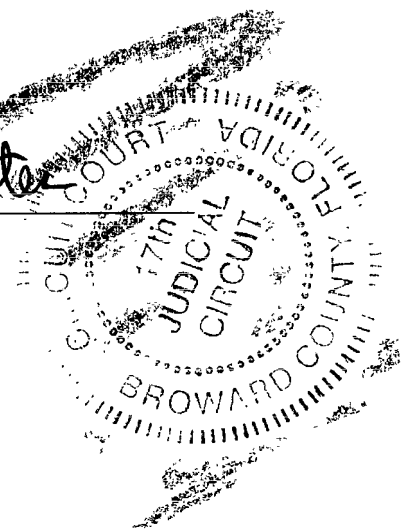
NOW, THEREFORE, I, the undersigned circuit judge, declare CHARLOTTE NORTH
duly qualified under the laws of the State of Florida to act as personal representative of the estate
of LAURA M. CUTLER, deceased, with full power to administer the estate according to law; to
ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the
decedent as far as the assets of the estate will permit and the law directs; and to make distribution
of the estate according to law.

ORDERED on JAN 10 2017

HOWEVER THERE SHALL BE NO
SALE OR TRANSFER OF ANY
PROPERTY REAL OR PERSONAL,
WITHOUT FURTHER COURT ORDER.

John H. Hunter

Circuit Judge



71

Form 668 (Y)(c) (Rev. February 2004)	3351	Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
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Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number <div style="text-align:right">755917711</div>	For Optional Use by Recording Office
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As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer **LAURA M CUTLER**

Residence **4620 SW 34TH AVE
FT LAUDERDALE, FL 33312-5512**

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2000		04/16/2007	05/16/2017	13245.14
1040	12/31/2003		04/16/2007	05/16/2017	38152.48
1040	12/31/2004		05/25/2009	06/24/2019	22791.37
1040	12/31/2005		05/25/2009	06/24/2019	20233.56
1040	12/31/2006		05/25/2009	06/24/2019	17365.16
1040	12/31/2007		05/10/2010	06/09/2020	20637.61

Place of Filing <div style="text-align:center"> County Courthouse Broward County Ft. Lauderdale, FL 33301 </div>	Total \$ 132425.32
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This notice was prepared and signed at BALTIMORE, MD, on this,

the 17th day of February, 2011.

Signature for FRED BANKS	 Title ACS SBSE (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

1

3351 Department of the Treasury - Internal Revenue Service
Form 668 (Y)(c)
 (Rev. February 2004) **Notice of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Serial Number 815111911
 Lien Unit Phone: (800) 913-6050 For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer LAURA M CUTLER

Residence 4620 SW 34TH AVE
 FT LAUDERDALE, FL 33312-5512

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2008		07/18/2011	08/17/2021	14474.00
1040	12/31/2009		07/18/2011	08/17/2021	471.28

Place of Filing County Courthouse
 Broward County
 Ft. Lauderdale, FL 33301 Total \$ 14945.28

This notice was prepared and signed at BALTIMORE, MD, on this,

the 15th day of September, 2011.

Signature for DEBRA K. HURST Title ACS W&I 13-00-0000
 (800) 829-7650

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
 CAT. NO 60025X

83-048026

Warranty Deed**This Indenture.**

Made this 16th day of FEBRUARY, A.D. 19 83.

BETWEEN CATHERINE HORNE, a single woman

of the County of BROWARD in the State of FLORIDA
party of the first part, andLAURA M. CUTLER, a single woman
4620 S.W. 34th Avenue, Fort Lauderdale, Florida 33312
of the County of BROWARD in the State of FLORIDA
party of the second part.

Whichever word herein the term "party" shall include the heirs personal representatives, successors and assigns of the respective parties hereto the use of the singular number shall include the plural and the plural the singular the use of any gender shall include all genders and if used the term "male" shall include all the same human descendants of male blood and

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100THS-----
to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of BROWARD, State of Florida, to wit:

Lot 6, Block 3, AVON ISLES, according to the Plat thereof, as recorded in Plat Book 40, Page 31, of the Public Records of Broward County, Florida.

Subject to Easements, Restrictions, and Reservations of record, if any

Subject to taxes for the year 1983 and subsequent years not yet due and payable.

265.50 has been paid
in Broward County for Documentary
Stamp Tax as required by law.
Domen Hernandez Deputy

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]
Deputy Notary Public - Broward County

[Signature]
CATHERINE HORNE

LS
LS
LS
LS

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

State of FLORIDA
County of BROWARD

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, CATHERINE HORNE, a single woman

to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Hollywood said County and State, this 16th day of FEBRUARY, A. D. 1983

THIS INSTRUMENT PREPARED BY
TOWN & COUNTRY TITLE GUARANTY & ESCROW, INC.
6600 Taft Street, Hollywood, FL 33024
83-300

6600 TAFT STREET, HOLLYWOOD, FL 33024
HOLLYWOOD, FL 33024

Notary Public,
My commission expires

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 23 1983
BONDED - THREE THOUSAND DOLLARS UNDERWRITERS

[Signature]
Susan M. Browningschuh

504

Feb 16 1 48 PM '83

OFF 10677 Pg 245

INSTR # 101377470
OR BK 32192 PG 0467
RECORDED 10/03/2001 02:03 PM
COMMISSION
BROWARD COUNTY
DOC STHP-D 490.00
DEPUTY CLERK 1922

*This instrument was prepared by
and return to:
C. Christian Sautter, Esq.
Seiler & Sautter
2900 East Oakland Park Boulevard
Suite 200
Fort Lauderdale, FL 33306
954-568-2122*

Parcel Identification No.: 0230-08-0870

Grantee's T.I. No.:

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

THIS INDENTURE made this 26 day of September, 2001, Between **LAURA M. CUTLER, a single woman**, whose post office address is: 4620 Southwest 34th Avenue, Fort Lauderdale, Florida 33312, Grantor*, **AND, JAMES C. MILTON, a single man**, whose post office address is: 4620 Southwest 34th Avenue, Fort Lauderdale, Florida 33312, 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 consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which 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 6, Block 3, AVON ISLES, according to the Plat thereof, recorded in Plat Book 40, Page 31, of the Public Records of Broward County, Florida.

SUBJECT TO: Zoning and/or restrictions and prohibitions by governmental authority; Public utility easements of record; and Taxes for the year 2001, and subsequent years thereafter; and all the provisions and title exceptions contained in the Plat of AVON ISLES, as recorded in Plat Book 40, at Page 31, of the Public Records of Broward County, Florida;

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

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

(Signatures on next Pages)

Record & Return to: C. Christian Sautter, Esq., 2900 E. Oakland Park Blvd., #200, Ft. Lauderdale, FL 33306 954-568-2122

Warranty Deed
Page 2

IN WITNESS WHEREOF, Grantor has hereunto set Grantor hand and seal the day, month and year first above written.

Signed, Sealed and Delivered
in the Presence of:

C. Christian Sautter
Print Name: C. Christian Sautter
(witness)

Laura M. Cutler (Seal)
LAURA M. CUTLER
4620 Southwest 34th Avenue
Fort Lauderdale, Florida 33312

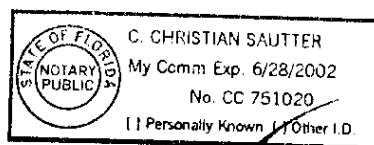
Helen Diamond
Print Name: Helen Diamond
(witness)

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 29TH day of September, 2001, by **Laura M. Cutler, a single woman**, who is personally known to me or who has produced FL 06 as identification.

Notary Public {State of Florida}

C. Christian Sautter
Print Name: C. Christian Sautter
Commission Serial No.:
Commission Expires:



This instrument prepared by:
Laura M. Cutler
4620 S.W. 34th Ave.
Ft. Lauderdale, FL 33312-5512
Tel. 954/966-7340
Grantor's SS #:

Folio No. 023008 087

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 10th day of September, 2004, between JAMES C. MILTON, a single man ("Grantor"), whose post office address is 4620 S.W. 34th Ave., Ft. Lauderdale, FL 33312-5512, and JAMES C. MILTON, a single man, whose post office address is 4620 S.W. 34th Ave., Ft. Lauderdale, FL 33312-5512, and LAURA M. CUTLER, a single woman, whose post office address is 4620 S.W. 34th Ave., Ft. Lauderdale, FL 33312-5512, as joint tenants and not as tenants in common ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantees and Grantees' heirs, executors, administrators and assigns forever all of the right, title and interest of Grantor in the following described land situated in Broward, County, Florida:

Lot 6, Block 3 of AVON ISLES, according to the Plat thereof, as recorded in Plat Book 40, at Page 31, of the Public Records of Broward County, FL; and more commonly known as: 4620 S.W. 34th Ave., Ft. Lauderdale, FL 33312-55121.

GRANTOR:

Frederick Tanager
Printed Name: Frederick Tanager

Brandy Reynolds
Printed Name: Brandy Reynolds

By: _____

J. Milton
JAMES C. MILTON

STATE OF FLORIDA

:

: ss.

:

COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared JAMES C. MILTON, who is personally known to me or who has produced Personally Known as identification and who acknowledged before me that he executed the above and foregoing instrument for the intent and purposes therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL in the County and State last aforesaid on September
10th, 2004.



Heidi L. Mock
My Commission CC972558
Expires October 03, 2004

Heidi L. Mock
Notary Public, State of Florida at Large
Printed Name of Notary: Heidi L. Mock
Commission No.: CC972558
My Commission Expires: 10/3/04

CFN # 104339233, OR BK 38210 Page 1039, Page 1 of 1, Recorded 09/17/2004 at 02:59 PM, Broward County Commission, Doc. D \$0.70 Deputy Clerk 1922

This instrument prepared by:
Laura M. Cutler
4620 S.W. 34th Ave.
Ft. Lauderdale, FL 33312-5512
Tel. 954/966-7340
Grantor's SS #:

Folio No. 023008 087

CORRECTIVE **
QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 10th day of September, 2004, between JAMES C. MILTON, a single man ("Grantor"), whose post office address is 4620 S.W. 34th Ave., Ft. Lauderdale, FL 33312-5512, and JAMES C. MILTON, a single man, whose post office address is 4620 S.W. 34th Ave., Ft. Lauderdale, FL 33312-5512, and LAURA M. CUTLER, a single woman, whose post office address is 4620 S.W. 34th Ave., Ft. Lauderdale, FL 33312-5512, as joint tenants and not as tenants in common ("Grantee"). **

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantees and Grantees' heirs, executors, administrators and assigns forever all of the right, title and interest of Grantor in the following described land situated in Broward, County, Florida:

Lot 6, Block 3 of AVON ISLES, according to the Plat thereof, as recorded in Plat Book 40, at Page 31, of the Public Records of Broward County, FL; and more commonly known as: 4620 S.W. 34th Ave., Ft. Lauderdale, FL 33312-55121.

Frederick Tanner
Printed Name: Frederick Tanner
Brandy Reynolds
Printed Name: Brandy Reynolds

GRANTOR:

By: [Signature]
JAMES C. MILTON
:
: SS.
:

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared JAMES C. MILTON, who is personally known to me or who has produced Personally Known as identification and who acknowledged before me that he executed the above and foregoing instrument for the intent and purposes therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL in the County and State last aforesaid on September
10th, 2004.



I hereby certify this document is a true, correct and complete copy of the record filed in my office. Dated this 11th day of October 2004
Bertha Henry,
County Administrator.

By [Signature]
Deputy Clerk

Heidi L Mock
My Commission CC972558
Expires October 03, 2004

[Signature]
Notary Public, State of Florida at Large
Printed Name of Notary: Heidi Mock
Commission No.: CC972558
My Commission Expires: 10/3/04

** This Corrective Quit Claim.

**with
rights of survivorship

**Deed is as to rights of survivorship

RETURN TO:
Robert M. Bulfin, Esq.
Panza, Maurer & Maynard, P.A.
2400 E. Commercial Blvd., Suite 905
Fort Lauderdale, Florida 33308

PREPARED BY:~~AND RETURN TO:~~
LAURA M. CUTLER
SUITE 400 EAST TOWER
2300 GLADES ROAD
BOCA RATON, FLORIDA 33431

PROPERTY CONTROL NO. 5042 30 08 0870

WARRANTY DEED

This Indenture, made this 25th day of February, 2011 between **JAMES C. MILTON, a single man, and LAURA M. CUTLER, a single woman**, Grantor, whose post office address is 4620 Southwest 34th Avenue, Fort Lauderdale, Florida 33312-5512; and **LAURA M. CUTLER, a single woman**, Grantee, whose post office address is 4620 Southwest 34th Avenue, Fort Lauderdale, Florida 33312-5512.

Witnesseth that said Grantor, for and in consideration of the sum of Ten 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 and by these presents does hereby grant, bargain and sell to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 6, Block 3, of AVON ISLES, according to the Plat thereof, as recorded in Plat Book 40, Page 31, of the Public Records of Broward County, Florida

SUBJECT TO:

1. Taxes for the year 2011 and subsequent years;
2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions and matters appearing on the Declaration, as amended, the plat or otherwise common to the subdivision; and

S:\CLIENTS\LAURA CUTLER DEED.wpd

4. Public utility easements of record.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the 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 the presence of:

Marsha Tresky
Marsha Tresky
(Print name of Witness)

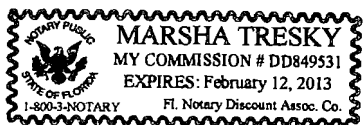
James C. Milton
JAMES C. MILTON, a single man

Marsha Tresky
Marsha Tresky
(Print name of Witness)

Laura M. Cutler
LAURA M. CUTLER, a single woman

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me on 25th day of February, 2011, by JAMES C. MILTON, a single man and LAURA M. CUTLER, a single woman, who are personally known to me.



Marsha Tresky
MARSHA TRESKY
Print, type or stamp commissioned name of
Notary Public - State of Florida

My Commission Expires:
My Commission Number:
My Notary Seal:

DATE: October 1st, 2019

PROPERTY ID # 504230-08-0870 (TD # 43270)

WARNING

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

CUTLER, LAURA M EST
4620 SW 34 AVENUE
DANIA BEACH, FL 33312-5512

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4620 SW 34 AVENUE, DANIA BEACH FL 33312-5512 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 October 31, 2019\$12,382.91

Or

* Estimated Amount due if paid by November 12, 2019\$12,548.50

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 13, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: October 1st, 2019

PROPERTY ID # 504230-08-0870 (TD # 43270)

WARNING

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

ESTATE OF LAURA M. CUTLER, DECEASED
4620 SOUTHWEST 34TH AVENUE
FORT LAUDERDALE, FL 33312-5512

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4620 SW 34 AVENUE, DANIA BEACH FL 33312-5512 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.

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

* Estimated Amount due if paid by October 31, 2019\$12,382.91

Or

* Estimated Amount due if paid by November 12, 2019\$12,548.50

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 13, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: October 1st, 2019

PROPERTY ID # 504230-08-0870 (TD # 43270)

WARNING

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

LAURA M CUTLER EST
4620 SW 34 AVE
FORT LAUDERDALE, FL 33312-5512

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4620 SW 34 AVENUE, DANIA BEACH FL 33312-5512 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.

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

* Estimated Amount due if paid by October 31, 2019\$12,382.91

Or

* Estimated Amount due if paid by November 12, 2019\$12,548.50

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 13, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: October 1st, 2019

PROPERTY ID # 504230-08-0870 (TD # 43270)

WARNING

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

INTERNAL REVENUE SERVICE, COLLECTION ADVISORY GROUP

7850 SW 6TH CT MS 5780
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4620 SW 34 AVENUE, DANIA BEACH FL 33312-5512 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.

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

* Estimated Amount due if paid by October 31, 2019\$12,382.91

Or

* Estimated Amount due if paid by November 12, 2019\$12,548.50

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www.broward.org/recordstaxestreasury

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

DATE: October 1st, 2019

PROPERTY ID # 504230-08-0870 (TD # 43270)

WARNING

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

MIKON TAX LIEN SERVICES, US CENTURY BANK
2301 NW 87 AVE. 2ND FLOOR
MIAMI, FL 33172

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4620 SW 34 AVENUE, DANIA BEACH FL 33312-5512 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 October 31, 2019\$12,382.91

Or

* Estimated Amount due if paid by November 12, 2019\$12,548.50

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 13, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: October 1st, 2019

PROPERTY ID # 504230-08-0870 (TD # 43270)

WARNING

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

CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4620 SW 34 AVENUE, DANIA BEACH FL 33312-5512 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: October 1st, 2019

PROPERTY ID # 504230-08-0870 (TD # 43270)

WARNING

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

CITY OF DANIA BEACH
ATTN CODE COMPLIANCE
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

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www.broward.org/recordstaxestreasury

DATE: October 1st, 2019

PROPERTY ID # 504230-08-0870 (TD # 43270)

WARNING

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

CHARLOTTE NORTH
4110 CHANTING CIRCLE SW
PORT ORCHARD, WA 98367

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4620 SW 34 AVENUE, DANIA BEACH FL 33312-5512 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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DATE: October 1st, 2019

PROPERTY ID # 504230-08-0870 (TD # 43270)

WARNING

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

CHARLOTTE NORTH, PERSONAL REPRESENTATIVE OF THE ESTATE OF LAURA M. CUTLER
4110 CHANTING CIRCLE SW
PORT ORCHARD, WA 98367

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4620 SW 34 AVENUE, DANIA BEACH FL 33312-5512 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: October 1st, 2019

PROPERTY ID # 504230-08-0870 (TD # 43270)

WARNING

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MARY C. JENSEN, C/O PARTNERS IN CARE, PIC TRUST COMPANY

1215 FOURTH AVENUE, SUITE 1900
SEATTLE, WA 98161

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DATE: October 1st, 2019

PROPERTY ID # 504230-08-0870 (TD # 43270)

WARNING

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*COWLEY, MICHAEL & ANAIS PALMA
4610 SW 34 AVE
FORT LAUDERDALE, FL 33312

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DATE: October 1st, 2019

PROPERTY ID # 504230-08-0870 (TD # 43270)

WARNING

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ACOSTA, SUYAPA M
4630 SW 34 AVE
DANIA BEACH, FL 33312

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SENDER: COMPLETE THIS SECTION

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

TD 43270 NOVEMBER 2019 WARNING
CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004



9590 9402 5306 9154 3233 04

2. Article Number (Transfer from service label)

7019 0700 0000 6276 2243

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Megan Gelaro*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Megan Gelaro

C. Date of Delivery

10/3/19

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Mail Restricted Delivery | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43270 NOVEMBER 2019 WARNING
INTERNAL REVENUE SERVICE, COLLECTION
ADVISORY GROUP
7350 SW 6TH CT MS 5780
PLANTATION, FL 33324



9590 9402 5306 9154 3232 67

2. Article Number (Transfer from service label)

7019 0700 0000 6276 2229

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/31/19

D. Is delivery address different from item 1? ☒ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery | |

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

TD 43270 NOVEMBER 2019 WARNING
CITY OF DANIA BEACH
ATTN CODE COMPLIANCE
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004



9590 9402 5306 9154 3232 98

2. Article Number. (Transfer from service label)

7019 0700 0000 6276 2250

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Megan J. [Signature]*

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

Megan J. [Signature]

C. Date of Delivery

10/3/19

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

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

Mail Restricted Delivery
 00

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 43270 NOVEMBER 2019 WARNING
MIKON TAX LIEN SERVICES, US CENTURY BANK
 2301 NW 87 AVE. 2ND FLOOR
 MIAMI, FL 33172



9590 9402 5306 9154 3232 74

2. Article Number (Transfer from service label)

7019 0700 0000 6276 2236

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/3/19

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

3. Service Type

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

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TD 43270 NOVEMBER 2019 WARNING
MARY C. JENSEN, C/O PARTNERS IN CARE, PIC TRUST
COMPANY
1215 FOURTH AVENUE, SUITE 1900
SEATTLE, WA 98161



9590 9402 5306 9154 3233 11

2. Article Number (Transfer from service label)

7019 0700 0000 6276 2274

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Vanessa Swinford*

- ☒ Agent
☐ Addressee

B. Received by (Printed Name)

Vanessa Swinford

C. Date of Delivery

10/17

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery | |

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TD 43270 NOVEMBER 2019 WARNING
***COWLEY, MICHAEL & ANAIS PALMA**
4610 SW 34 AVE
FORT LAUDERDALE, FL 33312



9590 9402 5306 9154 3231 99

Article Number (Transfer from service label)

7019 0700 0000 6276 2281

COMPLETE THIS SECTION ON DELIVERY

A. Signature

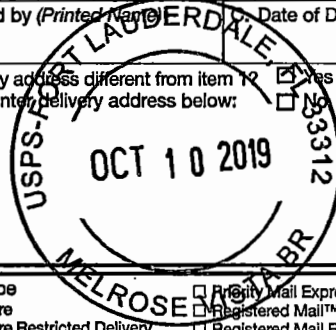
X

[Handwritten Signature]

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name) Date of Delivery

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



3. Service Type

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