



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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 07/30/2019

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 07/29/2019

**CERTIFICATE #** 2016-6317

**ACCOUNT #** 494125BG0300

**ALTERNATE KEY #** 246360

**TAX DEED APPLICATION #** 43490

**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:

Unit 214 in Castle Apartment #4, a Condominium, Broward County, according to its Declaration of Condominium, including all of its exhibits, recorded in Official Records Book 4589, Page 1, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 4801 NW 22 COURT #214, LAUDERHILL FL 33313

### OWNER OF RECORD ON CURRENT TAX ROLL:

WILLIAM LOVE

RYAN LOVE

36 MAPLE ST

BROOKLYN, NY 11225 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

WILLIAM LOVE AND RYAN LOVE

OR: 48710, Page: 895

36 MAPLE STREET

BROOKLYN, NY 11225 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC

C/O FCAP CUSTODIAN FOR FTCFIMT LLC

PO BOX 775311

CHICAGO, IL 60677 (Tax Deed Applicant)

CITY OF LAUDERHILL

Instrument: 115781209

FINANCE DEPT

5581 W OAKLAND PARK

LAUDERHILL, FL 33313 (Per Lien)

CITY OF LAUDERHILL

5581 W OAKLAND PARK BLVD

LAUDERHILL, FL 33313 (Per Lien in 115781209)

SANDRA LEVY, REGISTERED AGENT  
O/B/O CASTLE #4 CONDOMINIUM, INC.  
4801 N W 22 CT  
LAUDERHILL, FL 33313 (Per Sunbiz. Declaration recorded in 4589-1.)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 25 BG 0300

**CURRENT ASSESSED VALUE:** \$35,970

**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: 19917, Page: 676

(Best image available)

**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.**

**Wendy Carter**

Title Examiner



<b>Site Address</b>	4801 NW 22 COURT #214, LAUDERHILL FL 33313	<b>ID #</b>	4941 25 BG 0300
<b>Property Owner</b>	LOVE, WILLIAM LOVE, RYAN	<b>Millage</b>	1912
<b>Mailing Address</b>	36 MAPLE ST BROOKLYN NY 11225	<b>Use</b>	04
<b>Abbr Legal Description</b>	CASTLE APTS # 4 CONDO UNIT 214		

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	\$3,600	\$32,370	\$35,970	\$32,840	
2017	\$3,040	\$27,380	\$30,420	\$29,860	\$1,175.02
2016	\$3,070	\$27,610	\$30,680	\$27,150	\$1,097.44

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$35,970	\$35,970	\$35,970	\$35,970
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$32,840	\$35,970	\$32,840	\$32,840
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$32,840	\$35,970	\$32,840	\$32,840

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/27/2012	QCD-T	\$100	48710 / 895			
9/1/1992	WD	\$20,000	19917 / 676			
11/1/1978	WD	\$30,900				
10/1/1971	WD	\$19,200				
				<b>Adj. Bldg. S.F.</b>		928
				<b>Units/Beds/Baths</b>		1/1/1.5
				<b>Eff./Act. Year Built: 1972/1971</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43490

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of December 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:

CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	LOVE,WILLIAM 4801 NW 22 COURT #214 LAUDERHILL, FL 33313	LOVE,RYAN 4801 NW 22 CT #214 LAUDERHILL, FL 33313	LOVE,WILLIAM 36 MAPLE ST BROOKLYN, NY 11225
LOVE,RYAN 36 MAPLE ST BROOKLYN, NY 11225	CITY OF LAUDERHILL FINANCE DEPT 5581 W OAKLAND PARK LAUDERHILL, FL 33313	SANDRA LEVY, REGISTERED AGENT O/B/O CASTLE #4 CONDOMINIUM, INC. 4801 N W 22 CT LAUDERHILL, FL 33313	CASTLE #4 CONDOMINIUM, INC. 4801 NW 22ND COURT LAUDERHILL, FL 33313

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 2nd day of December 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

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# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 43490

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: 494125-BG-0300  
Certificate Number: 6317  
Date of Issuance: 05/25/2017  
Certificate Holder: FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC  
Description of Property: CASTLE APTS # 4 CONDO  
UNIT 214

**INSTR # 116102403**  
Recorded 10/09/19 at 10:39 AM  
Broward County Commission  
1 Page(s)  
#4

Name in which assessed: LOVE, WILLIAM LOVE, RYAN  
Legal Titleholders: LOVE, WILLIAM  
LOVE, RYAN  
36 MAPLE ST  
BROOKLYN, NY 11225

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 15th day of January, 2020. 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 1st day of October, 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: 12/12/2019, 12/19/2019, 12/26/2019 & 01/02/2020  
Minimum Bid: 4882.71



# Broward County, Florida

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

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Property ID: 494125-BG-0300  
Certificate Number: 6317  
Date of Issuance: 05/25/2017  
Certificate Holder: FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC  
Description of Property: CASTLE APTS # 4 CONDO  
UNIT 214  
A condominium, according to the declaration of condominium recorded on O R Book 4589, Page 1, and all exhibits and amendments thereof, Public Records of Broward County, FL.  
  
Name in which assessed: LOVE,WILLIAMLOVE,RYAN  
Legal Titleholders: LOVE,WILLIAM  
LOVE,RYAN  
36 MAPLE ST  
BROOKLYN, NY 11225

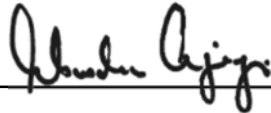
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of January, 2020. 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 December, 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: 12/12/2019, 12/19/2019, 12/26/2019 & 01/02/2020  
Minimum Bid: 5198.71

92417835

Stamp: 14000  
RECEIVED in Broward County as required by  
Law. James L. Fox  
by James L. Fox Deputy Clerk

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

THIS INDENTURE, Made this 21st day of September, 1992 BETWEEN  
BERTHA SHAPIRO

of the County of Broward, State of Florida, grantors\*, and

GENEVA BADGER, A SINGLE WOMAN

whose post office address is: 4801 N.W. 22 Court, Lauderdale, FL 33313.

of the County of Broward, State of Florida, grantees\*, and

WITNESSETH, That said grantor, for an in consideration of the sum of TEN ----- and no/100--Dollars, 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:

Unit 214 in CASTLE APARTMENTS #4, a Condominium, Broward County, according to its Declaration of Condominium, including all of its exhibits, recorded in Official Record Book 4589, Page 1, of the Public Records of Broward County, Florida.

SUBJECT TO:

1) Taxes for the year 1992 and subsequent years.

Folio No.: 9125-BG-030

2) Conditions, restrictions, easements, limitations and zoning ordinances of record.

3) Matters set forth in the Plat thereof as recorded in Official Records Book 4589 at Page 1 of the Public Records of Broward County, Florida.

GRANTEE'S S.S.#: \_\_\_\_\_;

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 our presence:

Lucy M. Coleman  
Print name Lucy M. Coleman

Stuart C. Shapiro  
Print name Stuart C. Shapiro

By: Bertha Shapiro (Seal)  
Print name: BERTHA R. SHAPIRO  
S.S. No. \_\_\_\_\_  
Address: 200 Bassett Rd.  
Williamsville, NY 14221

STATE OF NEW YORK  
COUNTY OF ERIE

The foregoing instrument was acknowledged before me this 21 day of September, 1992, by BERTHA R. SHAPIRO who is personally known to me or who has produced identification as shown below and did take an oath.

Sworn to and subscribed before me on the day and year above written.

Linda K. Hurlimann  
NOTARY PUBLIC  
Linda K. Hurlimann  
Print name of notary public

My commission expires: 12-15-92

Notary check one:

(xx) Person or Persons signing document personally known to me.

( ) Person or Persons signing document provided the following form of identification:

Type: \_\_\_\_\_

Serial No: \_\_\_\_\_

See 30 11 46 AM '92

EX1991760676

Linda K. Hurlimann  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires 12-15-92

903  
11/50

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT GENEVA BADGER

~~has~~ been approved by the Board of Directors of CASTLE #4 CONDOMINIUM, INC.  
as the Purchaser of the following described property in Broward County, Florida.

That certain condominium parcel made up of Apartment No. 214  
and all appurtenances thereto, including an undivided  
interest in and to those common elements appurtenant to  
said unit in accordance with and subject to the covenants,  
conditions, restrictions, terms, and other provisions of  
that Declaration of Condominium of CASTLE #4 CONDOMINIUM, INC.  
as recorded in the Official Records Book 4589 Pages 1 through  
99 of the Public Records of Broward County, Florida, and all  
amendments thereto.

Such approval has been given pursuant to the provisions of the Declaration  
of Condominium.

Dated: This          day of          19          .

CASTLE #4 CONDOMINIUM, INC.

Jay Levy  
President

Estelle Kaufman  
Secretary

State of Florida )  
County of Broward )

Before me personally appeared JAY LEVY  
President and ESTELLE KAUFMAN Secretary of Castle #4 Condominium, Inc.  
to me known to be the persons described in and who executed the foregoing instrument,  
and acknowledged to and before me that they executed said instrument for the purposes  
therein expressed.

WITNESS, my hand and official seal this 10<sup>th</sup> day of July 1992.

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

Linda S. Stevenson  
Notary Public, State of Florida

My Commission Expires:

11/24/94

BK19917PC0677

Prepared by:  
Terry Gardner/DocuPrepUSA  
4699 N. State Road 7, Suite R  
Tamarac, Florida 33319

Folio No: 4941-25-BG-0300

**QUITCLAIM DEED**

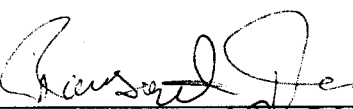
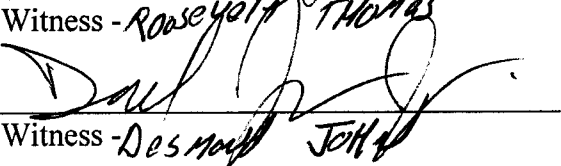
THIS QUITCLAIM DEED, executed this 27 day of April, 2012, between Geneva Badger, a single woman, whose address is 36 Maple Street, Brooklyn, New York 11225, party of the first part, (Grantor), and/to William Love, a married man, whose address is 36 Maple Street, Brooklyn, New York 11225 and Ryan Love, a single man, whose address is 36 Maple Street, Brooklyn, New York 11225, parties of the second part (Grantees), as joint tenants with rights of survivorship.


WITNESSETH, that the said first party, for and in consideration and for the sum of \$10.00 and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and the heirs and assigns of Grantee, forever, the following described real property which is located in Broward, Florida:

**Unit 214 in Castle Apartments #4, a Condominium, Broward County, according to its Declaration of Condominium, including all of its exhibits, recorded in Official Records Book 4589, Page 1, of the Public Records of Broward County, Florida.**

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 presence of:

  
Witness - Rosey  
  
Witness - Deshaun

  
GENEVA BADGER

STATE OF NEW YORK     )  
                                      ) SS.  
COUNTY OF KINGS     )

Date: April 27, 2012

Then personally appeared Geneva Badger, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same and who has produced her Fl. DRIVER Lic. as identification.



A handwritten signature in cursive script, appearing to read "Ch Steele", written over a horizontal line.

NOTARY PUBLIC  
My Commission Expires:

CHRISTOPHE F. STEELE  
NOTARY PUBLIC, State of New York  
No. 01ST6011756  
Qualified in Kings County  
Commission Expires 08/17/20

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

## Detail by Entity Name

Florida Not For Profit Corporation  
CASTLE #4 CONDOMINIUM, INC.

### Filing Information

<b>Document Number</b>	720752
<b>FEI/EIN Number</b>	59-1402609
<b>Date Filed</b>	04/21/1971
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	05/09/2011

### Principal Address

4801 N. W. 22ND COURT  
LAUDERHILL, FL 33313

Changed: 04/07/2000

### Mailing Address

4801 N. W. 22ND COURT  
LAUDERHILL, FL 33313

Changed: 04/07/2000

### Registered Agent Name & Address

LEVY, SANDRA  
4801 N W 22 CT  
LAUDERHILL, FL 33313

Name Changed: 05/10/2012

Address Changed: 03/24/2005

### Officer/Director Detail

#### **Name & Address**

Title P

LEVY, SANDRA  
4801 NW 22 CT  
LAUDERHILL, FL 33313

Title VP

JOSEPH, PIERRE  
4801 NW 22ND COURT  
LAUDERHILL, FL 33313

Title Treasurer

Wesh, Marie  
4801 nw 22nd court  
Lauderhill, FL 33313

Title Asst. Treasurer

KLUTSE, LYNETTE  
4801 N. W. 22ND COURT  
LAUDERHILL, FL 33313

Title Secretary

THOMPSON, LORINE  
4801 N. W. 22ND COURT  
LAUDERHILL, FL 33313

Title Director

REED, GEANETHA  
4801 N. W. 22ND COURT  
LAUDERHILL, FL 33313

**Annual Reports**

Report Year	Filed Date
2017	04/10/2017
2018	03/29/2018
2019	02/08/2019

**Document Images**

<a href="#">02/08/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/09/2011 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/09/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/05/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">03/29/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/11/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/11/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



CLAIM OF LIEN

Today's Date: 4/25/19

Invoice Number: 22719

Invoice Date: JULY 1, 2018

(STATE OF FLORIDA,  
COUNTY OF BROWARD)

This Space Reserved for County Recorder Use

BEFORE ME, the undersigned authority, personally appeared Charles Faranda, City Manager of the City of LAUDERHILL, FLORIDA, A municipal corporation organized and existing under the laws of the State of Florida, and that in compliance with City of Lauderhill City Code Section 12-50, the CITY OF LAUDERHILL hereby imposes this LIEN for delinquent Local Business Tax, Fees and/or Penalties which are due and owing including recording fees in the total principal of:

**THREE HUNDRED NINETY-SIX DOLLARS AND THIRTY-TWO CENTS. (\$396.32)** which there remains unpaid) which the City claims a lien pursuant to City Code Section 12-50(b) AGAINST THE PERSON OR ENTITY HERE IN NAMED AND ALSO UPON THE FOLLOWING REAL PROPERTY WHERE THE VIOLATION OCCURRED the following described real property in the City of Lauderhill, Broward County, Florida, and is described as follows:

NAME OF PERSON(S) OR ENTITY: LOVE, WILLIAM LOVE, RYAN

LEGAL DESCRIPTION: CASTLE APTS # 4 CONDO UNIT 214

FOLIO: 4941 25 BG 0300

PROPERTY ADDRESS: 4801 NW 22 COURT #214, LAUDERHILL FL 33313

MAILING ADDRESS: 36 MAPLE ST BROOKLYN NY 11225

**NOTE: This principal LIEN amount shall bear interest at a rate consistent with stator legal rate per annum plus incur any applicable fees or penalties which shall remain due. In addition, pursuant to Fl. Stat. 205.003 and 165.201 and Code section 12-50, you responsible for all collection fees, attorney's fees and administration fees necessary for collections efforts for this lien.**

Affiant further states that the City is owed the amount stated for Local Business Taxes and/or Penalties which are required to be paid in order to conduct business within the City of Lauderhill. The amount is delinquent and due notice was initially given on or about (10/1/2018), prior to the imposition of said liens is claimed by one not in private with the owner that the City served its notice to owner on (7/1/2018) by US Mail

WITNESSES:

WITNESS #1 - Sign Name Here

Aleecia medley  
Print Name Here

WITNESS #2 - Sign Name Here

Fiona Jagroop  
Print Name Here

Charles Faranda  
CHARLES FARANDA, City Manager  
City of Lauderhill  
5581 W. Oakland Park Blvd. Lauderhill, FL, 33313

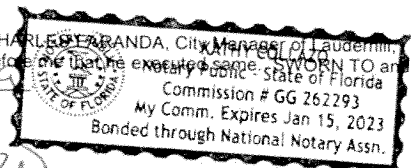
STATE OF FLORIDA)  
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared CHARLES FARANDA, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledge before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 24 day of April, 2019.

NOTARY PUBLIC, State of Florida

Print Name:

Kathy Collier  
My Commission Expires:



State of Florida)  
Broward County)

Return to:  
City of Lauderhill Finance Dept.  
5581 W Oakland Park  
Lauderhill, FL 33313

I DO HEREBY CERTIFY the within is a true and correct copy of  
The original of the City of Lauderhill, Broward County, Florida,  
WITNESS my hand and Official Seal at Lauderhill, Florida, this

30 day of April, AD 2019

Andrea M. Anderson, City Clerk

Andrea M. Anderson

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

**DATE: December 2nd, 2019**  
**PROPERTY ID # 494125-BG-0300 (TD # 43490)**

# WARNING

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

LOVE, WILLIAM  
36 MAPLE ST  
BROOKLYN, NY 11225

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4801 NW 22 COURT #214, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.**

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

\* Estimated Amount due if paid by December 31, 2019 .....\$5,134.26  
Or  
\* Estimated Amount due if paid by January 14, 2020 .....\$5,198.71

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 15, 2020 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.**

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

**FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT**  
**[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)**

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

**DATE: December 2nd, 2019**  
**PROPERTY ID # 494125-BG-0300 (TD # 43490)**

# WARNING

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

LOVE,RYAN  
36 MAPLE ST  
BROOKLYN, NY 11225

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4801 NW 22 COURT #214, LAUDERHILL, FL 33313 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: December 2nd, 2019**

**PROPERTY ID # 494125-BG-0300 (TD # 43490)**

# WARNING

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

LOVE, RYAN  
4801 NW 22 CT #214  
LAUDERHILL, FL 33313

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

**DATE: December 2nd, 2019**  
**PROPERTY ID # 494125-BG-0300 (TD # 43490)**

# WARNING

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

LOVE, WILLIAM  
4801 NW 22 COURT #214  
LAUDERHILL, FL 33313

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

**DATE: December 2nd, 2019**  
**PROPERTY ID # 494125-BG-0300 (TD # 43490)**

# WARNING

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

CITY OF LAUDERHILL FINANCE DEPT  
5581 W OAKLAND PARK  
LAUDERHILL, FL 33313

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

**DATE: December 2nd, 2019**  
**PROPERTY ID # 494125-BG-0300 (TD # 43490)**

# WARNING

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SANDRA LEVY, REGISTERED AGENT O/B/O CASTLE #4 CONDOMINIUM, INC.  
4801 N W 22 CT  
LAUDERHILL, FL 33313

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

**DATE: December 2nd, 2019**  
**PROPERTY ID # 494125-BG-0300 (TD # 43490)**

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4801 NW 22ND COURT  
LAUDERHILL, FL 33313

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

**DATE: December 2nd, 2019**  
**PROPERTY ID # 494125-BG-0300 (TD # 43490)**

# WARNING

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CITY OF LAUDERHILL  
ATTN: ANA SANCHEZ  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313

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<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	\$

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City, State, ZIP+	

**TD 43490 JANUARY 2020 WARNING**  
CITY OF LAUDERHILL  
ATTN: ANA SANCHEZ  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313

7019 0140 0000 6238 8805

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☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Street and Apt. N

City, State, ZIP+

**TD 43490 JANUARY 2020 WARNING**  
LOVE, WILLIAM  
4801 NW 22 COURT #214  
LAUDERHILL, FL 33313

7019 0140 0000 6238 8812

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

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Postage	
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Total Postage and	
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Street and Apt. No.	
City, State, ZIP+4	

**TD 43490 JANUARY 2020 WARNING**  
LOVE, RYAN  
4801 NW 22 CT #214  
LAUDERHILL, FL 33313

7019 0140 0000 6238 8829

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

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Total Postage  
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Sent To  
Street and Apt  
City, State, ZIP

TD 43490 JANUARY 2020 WARNING  
LOVE, WILLIAM  
36 MAPLE ST  
BROOKLYN, NY 11225

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

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|--|----|--|
| <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 | \$ |  |

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City, State, ZIP+

**TD 43490 JANUARY 2020 WARNING**

LOVE, RYAN  
36 MAPLE ST  
BROOKLYN, NY 11225

7019 0140 0000 6238 8843

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<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	\$

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Street and Apt. No.
City, State, ZIP+4

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5581 W OAKLAND PARK  
LAUDERHILL, FL 33313

7019 0140 0000 6238 8850

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

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Street and Apt. #  
\_\_\_\_\_  
City, State, ZIP+

**TD 43490 JANUARY 2020 WARNING**  
SANDRA LEVY, REGISTERED AGENT  
O/B/O CASTLE #4 CONDOMINIUM,  
INC.  
4801 N W 22 CT  
LAUDERHILL, FL 33313



For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

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Total Postage and

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Street and Apt. No. \_\_\_\_\_

City, State, ZIP+4

**TD 43490 JANUARY 2020 WARNING**  
**CASTLE #4 CONDOMINIUM,**  
**INC.**  
**4801 NW 22ND COURT**  
**LAUDERHILL, FL 33313**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

## 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 43490 JANUARY 2020 WARNING**  
CITY OF LAUDERHILL  
ATTN: ANA SANCHEZ  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313



9590 9402 4618 8323 4333 37

2.

7019 0140 0000 6238 8799

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *T. Brown*☐ Agent☐ Addressee

B. Received by (Printed Name)

*T. BROWN*

C. Date of Delivery

*12-4-19*D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

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

Restricted Delivery

(over \$500)

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 43490 JANUARY 2020 WARNING**  
CITY OF LAUDERHILL FINANCE DEPT  
5581 W OAKLAND PARK  
LAUDERHILL, FL 33313



9590 9402 4618 8323 4332 83

2

7019 0140 0000 6238 8843

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

x T. Brown

☐ Agent☐ Addressee

B. Received by (Printed Name)

T. Brown

C. Date of Delivery

12-4-19

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

(over \$500)

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 43490 JANUARY 2020 WARNING**  
CASTLE #4 CONDOMINIUM, INC.  
4801 NW 22ND COURT  
LAUDERHILL, FL 33313



9590 9402 4618 8323 4332 69

2.

7019 0140 0000 6238 8867

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. Marie*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12-4-15

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

3. Service Type

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

Restricted Delivery

(over \$500)

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 43490 JANUARY 2020 WARNING**  
SANDRA LEVY, REGISTERED AGENT  
O/B/O CASTLE #4 CONDOMINIUM, INC.  
4801 N W 22 CT  
LAUDERHILL, FL 33313



9590 9402 4618 8323 4332 76

2.

7019 0140 0000 6238 8850

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X J. Myrie

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/4/19

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☐ Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery☐ Restricted Delivery (over \$500)