



**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:** 09/09/2019

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 09/08/2019

**CERTIFICATE #** 2013-8345

**ACCOUNT #** 494127140460

**ALTERNATE KEY #** 252413

**TAX DEED APPLICATION #** 43769

**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 46, OF GOLD KEY VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, AT PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:** 6881 NW 27 COURT, SUNRISE FL 33313

### OWNER OF RECORD ON CURRENT TAX ROLL:

GOLD KEY CLUB INC

%KATZMAN GARFINKEL

1500 W CYPRESS CREEK RD STE 408

FORT LAUDERDALE, FL 33309-1851

(Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

GOLD KEY CLUB INC

Instrument: 113794880

C/O KATZMAN GARFINKEL

Instrument: 113872657

1500 W CYPRESS CREEK ROAD, SUITE 408

FT LAUDERDALE, FL 33309 (Per Certificates of Title)

GOLD KEY CLUB, INC.

1145 SAWGRASS CORP PKWY

SUNRISE, FL 33323

(Per Sunbiz. Consolidated and Restated Declaration recorded 40262-1420.)

MILBERG KLEIN, P.L., REGISTERED AGENT

O/B/O GOLD KEY CLUB, INC.

5550 GLADES ROAD, SUITE #500

BOCA RATON, FL 33431-7277 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

5T WEALTH PARTNERS LP

DEPARTMENT #6200, P.O. BOX 830539

BIRMINGHAM, AL 35283 (Tax Deed Applicant)

CITY OF SUNRISE  
OFFICE OF THE SPECIAL MASTER  
3801 N. UNIVERSITY DRIVE, SUITE 401  
SUNRISE, FL 33351 (Per Lien)

OR: 38469, Page: 1745

CITY OF SUNRISE  
10770 WEST OAKLAND PARK BOULEVARD  
SUNRISE, FL 33351 (Per Liens)

OR: 46192, Page: 377  
OR: 48161, Page: 1846  
OR: 48161, Page: 1874

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 27 14 0460

**CURRENT ASSESSED VALUE:** \$6,410

**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: 28993, Page: 1795
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Certificate of Title	OR: 32450, Page: 1157
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Warranty Deed	OR: 33356, Page: 1411
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Quit Claim Deed	OR: 43105, Page: 179
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Tax Deed	OR: 48947, Page: 717
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**This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.**

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

**Christina Young**

Title Examiner



<b>Site Address</b>	<b>6881 NW 27 COURT, SUNRISE FL 33313</b>	<b>ID #</b>	4941 27 14 0460
<b>Property Owner</b>	GOLD KEY CLUB INC %KATZMAN GARFINKEL	<b>Millage</b>	2112
<b>Mailing Address</b>	1500 W CYPRESS CREEK RD STE 408 FORT LAUDERDALE FL 33309-1851	<b>Use</b>	00
<b>Abbr Legal Description</b>	GOLD KEY VILLAS 65-15 B LOT 46 & 1/121 INT IN TRACT A		

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	\$6,410		\$6,410	\$6,410	
2017	\$6,410		\$6,410	\$6,410	\$132.50
2016	\$6,410		\$6,410	\$6,410	\$135.91
2018 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$6,410	\$6,410	\$6,410	\$6,410	
Portability	0	0	0	0	
Assessed/SOH	\$6,410	\$6,410	\$6,410	\$6,410	
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	\$6,410	\$6,410	\$6,410	\$6,410	

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/27/2016	CET-D	\$4,500	113872657	\$4.75	1,350	SF
6/1/2016	CET-T	\$100	113794880			
7/18/2012	TXD-D	\$11,100	48947 / 717			
11/1/2006	QCD	\$100	43105 / 179			
4/22/2002	SWD	\$63,000	33356 / 1411			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
21								
L								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43769

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of February 2020, 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:

GOLD KEY CLUB INC, C/O KATZMAN GARFINKEL 1500 W CYPRESS CREEK ROAD, SUITE 408 FT LAUDERDALE, FL 33309	GOLD KEY CLUB, INC. 1145 SAWGRASS CORP PKWY SUNRISE, FL 33323	CITY OF SUNRISE 10770 WEST OAKLAND PARK BOULEVARD SUNRISE, FL 33351	CITY OF SUNRISE, OFFICE OF THE SPECIAL MASTER 3801 N. UNIVERSITY DRIVE, SUITE 401 SUNRISE, FL 33351
MILBERG KLEIN, P.L., REGISTERED AGENT O/B/O GOLD KEY CLUB, INC. 5550 GLADES ROAD, SUITE #500 BOCA RATON, FL 33431-7277	CITY OF SUNRISE ATTN :CITY MANAGER'S OFFICE 10770 W. OAKLAND PARK BLVD. SUNRISE, FL 33351	GOLD KEY CLUB INC %KATZMAN GARFINKEL 6881 NW 27 COURT SUNRISE, FL 33313	GOLD KEY CLUB INC %KATZMAN GARFINKEL 300 N. MAITLAND AVE MAITLAND, FL 32751-4724
GOLD KEY CLUB, INC C/O KATZMAN GARFINKEL 5297 WEST COPANS ROAD MARGATE, FL 33063	GOLD KEY CLUB, INC 2851 NW 68TH AVE SUNRISE, FL 33313-2019	*FYR SFR BORROWER LLC %HAVENBROOK HOMES 3505 KOGER BLVD #400 DULUTH, GA 30096	*SHACKERIA M MCKENZIE 6877 NW 27TH CT SUNRISE, FL 33313-2043

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of February 2020 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 43769

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:

494127-14-0460

Certificate Number: 8345  
Date of Issuance: 06/01/2014  
Certificate Holder: 5T WEALTH PARTNERS LP  
Description of Property: GOLD KEY VILLAS 65-15 B  
LOT 46 & 1/121 INT IN TRACT A

Name in which assessed: GOLD KEY CLUB INC  
Legal Titleholders: GOLD KEY CLUB INC  
%KATZMAN GARFINKEL  
1500 W CYPRESS CREEK RD STE 408  
FORT LAUDERDALE, FL 33309-1851

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of March, 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 21st day of February, 2020.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By:  
Abiodun Ajayi  
Deputy

Publish: DAILY BUSINESS REVIEW  
Issues: 02/13/2020, 02/20/2020, 02/27/2020 & 03/05/2020  
4611.18



## 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

43769

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 8345

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

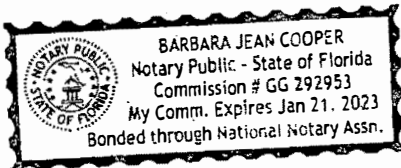
02/27/2020 03/05/2020

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  
5 day of MARCH, A.D. 2020

(SEAL)

GUERLINE WILLIAMS personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 43769

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: 494127-14-0460

Certificate Number: 8345

Date of Issuance: 06/01/2014

Certificate Holder:

5T WEALTH PARTNERS LP

Description of Property:

GOLD KEY VILLAS 65-15 B

LOT 46 & 1/121 INT IN TRACT A

Name in which assessed:

GOLD KEY CLUB INC

Legal Titleholders:

GOLD KEY CLUB INC

%KATZMAN GARFINKEL

1500 W CYPRESS CREEK RD

STE 408

FORT LAUDERDALE,

FL 33309-1851

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

Unless such certificate shall be  
redeemed according to law the property  
described in such certificate will be  
sold to the highest bidder on the 18th  
day of March, 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 21st day of February,  
2020.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Abiodun Ajayi

Deputy

Minimum Bid: 4611.18  
401-314

2/27 3/5 20-09/0000459040B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20007540

Broward County VS Gold Key Club Inc

Type of Writ: Tax Sale - Broward

Court: Circuit / Broward FL

Serve: **Gold Key Club Inc 1500 W Cypress Creek Road Ste 408 Fort Lauderdale FL 33309****RETURN OF SERVICE**

Court Case # TD 43769

Received by CCN 7626

02/25/2020 11:36 AM

Served:

X

Not Served:

Broward County Revenue - Delinq Tax Section  
115 S Andrews Avenue  
Room A-100  
Fort Lauderdale FL 33301

Date: 02/26/2020 Time: 1:32 PM

On Gold Key Club Inc 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 copy of the complaint petition or initial pleading by the following method:

**SUBSTITUTE SERVICE****COMMENTS:** KATIE FRONT RECEPTION AUTHORIZED TO ACCEPT

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

**Gregory Tony, Sheriff**  
**Broward County, Florida**

By:

D.S.

V. Barnhouse, #9032

**RECEIPT INFORMATION**

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

**EXECUTION COSTS****DEMAND/LEVY INFORMATION**

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

ORIGINAL

bs09032 02/27/2020 06:12:23

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494127-14-0460 (TD # 43769)

# 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

## ORIGINAL DOCUMENT

### NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by February 28, 2020 .....\$4,426.30

Or

\* Amount due if paid by March 17, 2020 .....\$4,479.25

\*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 March 18, 2020 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

GOLD KEY CLUB INC  
%KATZMAN GARFINKEL  
1500 W CYPRESS CREEK RD STE 408  
FORT LAUDERDALE, FL 33309-1851

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

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20007540

Broward County VS Gold Key Club Inc

Type of Writ: Tax Sale - Broward

Court: Circuit / Broward FL

Serve: **Gold Key Club Inc 6881 NW 27 Court Sunrise FL 33313****RETURN OF SERVICE****\*20007540\***

Court Case # TD 43769

Received by CCN 7626

02/25/2020 11:36 AM

Served:

X

Not Served:

Broward County Revenue - Delinq Tax Section  
115 S Andrews Avenue  
Room A-100  
Fort Lauderdale FL 33301

Date: 02/25/2020 Time: 12:44 PM

On Gold Key Club Inc 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 copy of the complaint petition or initial pleading by the following method:

**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

**COMMENTS:** POSTED ON TREE, EMPTY LOT

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

**Gregory Tony, Sheriff**  
**Broward County, Florida**

By:



D.S.

K. Creamer, #7626

## RECEIPT INFORMATION

## EXECUTION COSTS

## DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494127-14-0460 (TD #43769)

# 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

RECEIVED SHERIFF  
2020 FEB 24 AM 11:52  
BROWARD COUNTY, FLORIDA

## 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.

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\* Amount due if paid by February 28, 2020 .....\$4,426.30

Or

\* Amount due if paid by March 17, 2020 .....\$4,479.25

\*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 March 18, 2020 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

GOLD KEY CLUB INC  
%KATZMAN GARFINKEL  
6881 NW 27 CT  
SUNRISE, FL 33313

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



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

## Detail by Entity Name

Florida Not For Profit Corporation  
GOLD KEY CLUB, INC.

### Filing Information

<b>Document Number</b>	713894
<b>FEI/EIN Number</b>	59-1514608
<b>Date Filed</b>	12/29/1967
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1145 SAWGRASS CORP PKWY.  
SUNRISE, FL 33323

Changed: 05/22/2006

### Mailing Address

1145 SAWGRASS CORP PKWY.  
SUNRISE, FL 33323

Changed: 05/22/2006

### Registered Agent Name & Address

MILBERG KLEIN, P.L.  
5550 GLADES ROAD, SUITE #500  
BOCA RATON, FL 33431-7277

Name Changed: 03/30/2017

Address Changed: 03/30/2017

### Officer/Director Detail

#### **Name & Address**

Title President

WARNER, RONALD  
1145 SAWGRASS CORP PKWY.  
SUNRISE, FL 33323

Title Treasurer

JOHNSON. PATRICIA

1145 SAWGRASS CORP PKWY  
SUNRISE, FL 33323

Title VP

FREEMAN, QUINCY  
1145 SAWGRASS CORP PKWY.  
SUNRISE, FL 33323

Title Director

CALDICOTT, BRIAN  
1145 SAWGRASS CORP PKWY.  
SUNRISE, FL 33323

Title Director

MARTIN, BRADLEY H  
1145 SAWGRASS CORP PKWY.  
SUNRISE, FL 33323

#### Annual Reports

Report Year	Filed Date
2017	02/16/2017
2018	02/12/2018
2019	01/18/2019

#### Document Images

<a href="#">01/18/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/12/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2017 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/26/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/12/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/22/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/14/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">05/16/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/26/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/20/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/17/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



\*\*\*\* FILED: BROWARD COUNTY, FL HOWARD FORMAN, CLERK 7/27/2016 3:30:00 PM.\*\*\*\*

IN THE COUNTY COURT IN AND FOR  
BROWARD COUNTY, FLORIDA

GOLD KEY CLUB, INC.  
Plaintiff,

CASE NO. COWE-13-006955 (82)

vs.

NEW KEY LLC, et al  
Defendant(s).

**CERTIFICATE OF TITLE**

Pursuant to the Court's Order dated November 19, 2014, The Clerk of the Court is directed to issue the Certificate of Title in the name of the Plaintiff if a third party forfeits the bid. Further, the Court's Order dated February 10, 2016 states that "The Clerk of the Court is directed to issue the Certificate of Sale and Certificate of Title to the Plaintiff pursuant to the Court's Order dated November 19, 2014 and August 19, 2015". The undersigned, Howard C. Forman, Clerk of Court, certifies that he executed and filed a Certificate of Sale in this action on the 1<sup>st</sup> day of June 2016, and that objections to the sale have either not been filed within the time allowed by statutory law or if filed have been heard by the Court. In consideration of plaintiff's bid amount of \$4428.41 on February 6, 2015 and pursuant to the Orders of the Court, the Certificate of Title on the following described property in Broward County, Florida: ***SEE ATTACHED EXHIBIT "A"***

is hereby issued to the Plaintiff:

**GOLD KEY CLUB, INC.**  
**c/o Katzman Garfinkel, 5297 West Copans Road, Margate, FL 33063**

WITNESS my hand and the Seal of the Court on JUL 27 2016 2016.

HOWARD C. FORMAN, Clerk of Court

By: [Signature]  
As Deputy Clerk



Total consideration-Plaintiff's Bid: \$ 4428.41  
Doc stamps: \$ 31.50

2285

pg. 2

COWE 13-6955

**LOT 46, OF GOLD KEY VILLAS, ACCRODING TO THE PLAT  
THEREOF, AS RECORDED IN PLAT BOOK 65, AT PAGE 15,  
OF THE PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA.**

**This property is located at the street address of: 6881 Northwest 27th  
Court, Sunrise, FL 33313**

**TRI-COUNTY**  
**WILL CALL**  
**WATSON TITLE & INSURANCE, INC.**

**WATSON TITLE INSURANCE, INC.**  
**5400 N.W. 21st TERRACE**  
**FT. LAUDERDALE, FL 33309**

Revised 10/06/93  
FL (Conventional)

98-663973 T#001  
11-16-98 01:09PM  
\$ 329.00  
DOCU. STAMPS-DEED  
RECVD. BROWARD CNTY  
COUNTY ADMIN.

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 22nd day of October, 1998, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION, commonly known as Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and Jason Gordon, a single man of 6881 NW 27 Court, Sunrise, FL 33313 and their assigns, hereinafter called Grantee.

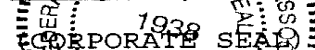
WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, forever, the following described land in the County of Broward, State of Florida, to-wit:

The property is commonly known as 6881 NW 27 Court, Sunrise, FL 33313 and is more particularly described in Exhibit A, attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the above-described property, with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF the undersigned Federal National Mortgage Association has caused these presents to be signed in its name by its undersigned officers, and its corporate seal affixed this 22nd day of October, 1998.

 1938  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
CORPORATE SEAL

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Signed, sealed and delivered in the presence of:

By: Stacey Parker Vice President

Sheryl Martin

Attest: Tonya S. Wimberly Assistant Secretary

Donna Ghassemi

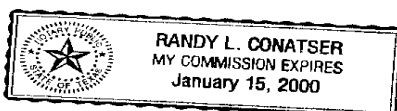
STATE OF TEXAS) ss.  
COUNTY OF DALLAS)

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Stacey Parker and Tonya S. Wimberly, to me known and known to be the persons described in and who executed the foregoing instrument as Vice President and Assistant Secretary, respectively, of the corporation named therein, and severally acknowledged before me that they executed the same as such officers in the same and on behalf of said corporation.

Witness my hand and official seal in the county and State last aforesaid, this 22nd day of October, 1998.

Randy L. Conatser  
Randy L. Conatser  
Notary Public, TEXAS  
My Commission Expires:  
(SEAL)

This instrument was prepared by:  
Office of Regional Counsel  
Federal National Mortgage Assn  
13455 Noel Road, Suite 600  
Dallas, TX 75240-5003



②  
mb

**EXHIBIT "A"**

**LOT 46, OF GOLD KEY VILLAS, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 65, AT PAGE 15, OF THE PUBLIC  
RECORDS OF BROWARD COUNTY, FLORIDA.**

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

2.10



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

CASE NO. CACE 01-10335 (21)

NATIONSCREDIT FINANCIAL SERVICES  
CORPORATION,

Plaintiff(s)

CIVIL DIVISION

vs.

JASON GORDON and his UNKNOWN  
SPOUSE, if married; EQUITY MAX, INC.;  
OCEAN BANK; GOLD KEY CLUB, INC; and  
UNKNOWN TENANT(S),

Defendant(s)

\_\_\_\_\_ /

**CERTIFICATE OF TITLE  
CHAPTER 45**

THE UNDERSIGNED CLERK of this Court certifies that he executed and filed a  
Certificate of Sale in this action on November 13, 2001, for the property  
described herein and that no objections to the sale have been filed within the time allowed for  
filing objections.

The following property in BROWARD County, Florida:

LOT 46, OF GOLD KEY VILLAS, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 65, PAGE 15, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

Having a Street Address of : 6881 N.W. 27th Court, Sunrise, FL 33313

was sold to:

NATIONSCREDIT FINANCIAL SERVICES CORPORATION,  
10401 Deerwood Park Blvd.  
Jacksonville, FL 32256

INSTR # 101521851 OR BK 32450 PG 1157 RECD 12/06/2001 08:42 AM  
COMMISSION BROWARD COUNTY DEPUTY CLERK 1006  
DOC TAX PD(F.S.201.02) 2.10

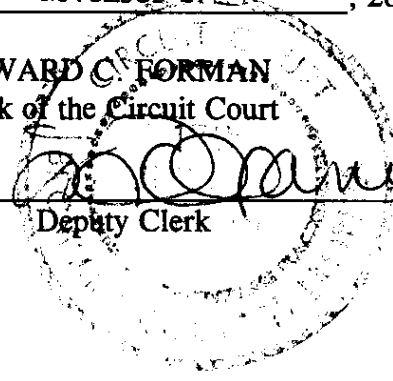
01 NOV 27 PM 12:38  
BROWARD COUNTY CLERK  
BROWARD COUNTY, FLORIDA

WITNESS my hand and seal of this Court on November 27, 2001.

HOWARD C. FORMAN  
Clerk of the Circuit Court

By: 

Deputy Clerk



OR BK 32450 PG 1158

Prepared By and Return To:

Name: Elizabeth Marmol REO Closing Coordinator  
Law Offices of David J. Stern, P.A.  
801 South University Drive, Ste. 500  
Plantation, FL 33021  
02-C11418

Parcel No: 49-41-27-14-0460

Loan No: 901844

## Special Warranty Deed

THIS INDENTURE, made this 22nd day of April, 2002, between  
NATIONSCREDIT FINANCIAL SERVICES CORPORATION, whose address is: 10301  
Deerwood Park Blvd., Jacksonville, Florida 32256 hereinafter called the Grantor, to SIDNEY  
VITAL DA SILVA, a married man hereinafter called the Grantee, whose mailing  
address is: 7900 Fairview Drive, Bldg 24, #106, Tampa, FL 33321

(Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

**WITNESSETH:** the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Broward County, Florida, viz:

LOT 46, GOLD KEY VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**Subject to:** Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and Taxes for the current year and all subsequent years.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

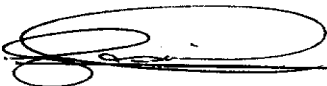
The undersigned Agent further states that its Power of Attorney has not been heretofore revoked by the Principal and is still in full force and effect.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its' name, and its' corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

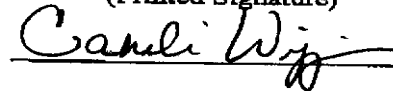
Signed, sealed and delivered  
in our presence:

NATIONSCREDIT FINANCIAL SERVICES  
CORPORATION by its Attorney-in-Fact  
FAIRBANKS CAPITAL CORPORATION



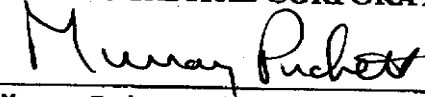
James Wilson

(Printed Signature)



Candi Wiggins

(Printed Signature)

  
By: Murray Puckett, Vice President

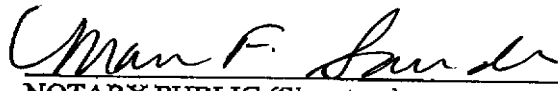


STATE OF Florida  
COUNTY OF Duval

SS:

The foregoing instrument was acknowledged before me this 22nd day of April,  
2002 by Murray Puckett as Vice President of  
NATIONSCREDIT FINANCIAL SERVICES CORPORATION by its Attorney-in-Fact  
FAIRBANKS CAPITAL CORPORATION who is personally known to me and who did take  
an oath.

(SEAL)

  
NOTARY PUBLIC (Signature)  
Print Name: \_\_\_\_\_

Notary Public State of Florida  
M. F. L.  
Commission Expires  
2005-12-31



2  
Record & Return to (VIA TRI-COUNTY)  
City of Sunrise City Clerk  
1000 W. Oakland Park Blvd.  
Sunrise, FL 33351  
(954) 746-3333

**OFFICE OF THE SPECIAL MASTER**  
CITY OF SUNRISE, FLORIDA  
3801 N. University Drive, Suite 401  
Sunrise, Florida 33351  
(954) 572-2344

CASE NO. 04-00000794

CITY OF SUNRISE, FLORIDA     )  
    Petitioner                     )  
                                      )  
vs.                                 )  
                                      )  
DA SILVA, SIDNEI VITAL         )  
                                      )  
    Respondent                    )

---

**ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN**

The City of Sunrise Special Master, at a hearing held on OCTOBER 18, 2004 and having received an Affidavit of Non-Compliance concerning a Final Order in the above captioned case, enters the following Findings of Fact:

1. That the City of Sunrise Special Master issued a Final Order on AUGUST 16, 2004 in the above captioned case commanding the respondent to bring the violation(s) specified in said Final Order into compliance on or before OCTOBER 14, 2004, or be subject to a fine in the amount of up to \$250.00 per day for each day of non-compliance thereafter. A copy of said Final Order is attached hereto as Exhibit "A".
2. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida to wit:

Legal Description: 49.41.27.14.0460  
                          GOLD KEY VILLAS 65-15 B  
                          LOT 46 & 1/121 INT IN TRACT A

aka 6881 NW 27 CT  
    (Street address)

Case No. - 04-00000794

Order Of Imposition Of Fine And Claim Of Lien

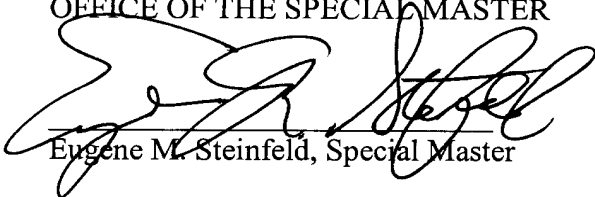
3. That the respondent did not comply with the Final Order on or before the date specified therein as indicated in the Affidavit of Non-Compliance attached hereto as Exhibit "B".

IT IS, THEREFORE, THE ORDER OF THE SPECIAL MASTER THAT:

1. A fine in the amount of **\$100** hereby imposed and **shall accrue per diem** having commenced on **OCTOBER 19, 2004** until such time as respondent shall comply with said Final Order and notify the Code Enforcement Division of the City of Sunrise that there has been compliance.
2. The fine shall constitute a lien against the above-described real property pursuant to Chapter 80-300, General Laws of Florida, 1991, codified at Chapter 162, Florida Statutes, and the City of Sunrise Ordinance No. 290-A, Section 2-124, City of Sunrise Code of Ordinances. The Clerk to the Special Master is directed to record a true copy of this Order in the Public Records of Broward County, Florida.

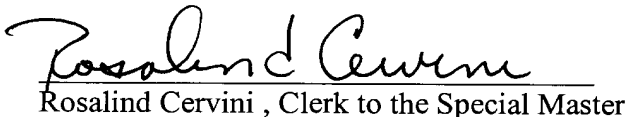
Respondent(s) may appeal a final administrative order of the City of Sunrise Special Master to the Circuit Court. An appeal shall be filed within (30) days of the execution of the Order to be appealed. DONE AND ORDERED: October 20, 2004.

CITY OF SUNRISE  
OFFICE OF THE SPECIAL MASTER



Eugene M. Steinfeld, Special Master

ATTEST:




Rosalind Cervini, Clerk to the Special Master

Case No. - 04-00000794  
Order Of Imposition Of Fine And Claim Of Lien

STATE OF FLORIDA       )  
                                      )  
COUNTY OF BROWARD    ) ss:

I hereby certify that on this day before me an officer duly qualified to take acknowledgements, personally appeared Eugene M. Steinfeld and Rosalind Cervini, Special Master and Clerk to the Special Master respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State as aforesaid this date: October 20, 2004

  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires:



Copies furnished to:  
Respondent(s)  
City Prosecutor  
Clerk to the Special Master

ATTACHMENTS

**OFFICE OF THE SPECIAL MASTER  
CITY OF SUNRISE, FLORIDA  
3801 N. University Drive, Suite 401  
Sunrise, Florida 33351  
(954) 572-2344**

CASE NO. 04-00000794

CITY OF SUNRISE, FLORIDA )  
Petitioner )  
 )  
vs. )  
 )  
DA SILVA, SIDNEI VITAL )  
 )  
Respondent )

---

**FINAL ORDER**

IN RE: 6881 NW 27 CT  
Mailing Address: TAMARAC, FL 33321.  
  
Legal Description: 49.41.27.14.0460  
GOLD KEY VILLAS 65-15 B  
LOT 46 & 1/121 INT IN TRACT A

The Special Master of the City of Sunrise having heard testimony under oath and argument at a public Violation Hearing, in reference to the above-described property, held on AUGUST 16, 2004, after due notice to the Respondent, and based upon the evidence, the Special Master of the City of Sunrise, thereupon issued the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER.

**FINDINGS OF FACT**

**THE STRUCTURE AT THE ABOVE-LISTED PROPERTY, 6881 NW 27 COURT, HAS BEEN ALTERED WITHOUT FIRST OBTAINING A PERMIT FROM THE BUILDING OFFICIAL.**

Case No. 04-00000794  
Final Order

### CONCLUSIONS OF LAW

**THE AFOREMENTIONED FINDINGS OF FACT RESULT IN A VIOLATION OF THE FLORIDA BUILDING CODE, SECTION 104.1.**

### ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, it is the Order of the City of Sunrise Special Master that Respondent shall comply with: \_\_\_\_ City of Sunrise Code of Ordinances and/or  X  Florida Building Code, Section(s) 104.1 on or before **October 14, 2004**.

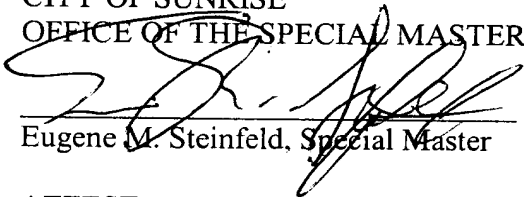
If Respondent does not comply by the time specified, and notify the Code Enforcement Division of the City of Sunrise that there has been compliance, the City of Sunrise Special Master shall consider an imposition of a fine of up to \$250.00 per day for each day the violation continues to exist beyond the date set for compliance in the Final Order.

Upon complying with this Final Order, the Respondent shall notify **DAMON BENEDICT**, the Code Enforcement Officer, who shall have the property inspected and notify the Office of the Special Master of the City of Sunrise if compliance has occurred.

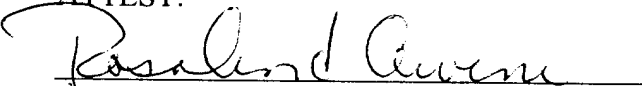
Respondent(s) may appeal a final administrative order of the City of Sunrise Special Master to the Circuit Court. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED: August 17, 2004

CITY OF SUNRISE  
OFFICE OF THE SPECIAL MASTER

  
Eugene M. Steinfeld, Special Master

ATTEST:

  
Rosalind Cervini, Clerk to the Special Master

Case No. 04-00000794  
Final Order

STATE OF FLORIDA                     )  
  )  
COUNTY OF BROWARD               ) ss:

I hereby certify that on this day, before me an officer duly qualified to take acknowledgements, personally appeared Eugene M. Steinfeld and Rosalind Cervini, Special Master and Clerk to the Special Master respectively, of the City of Sunrise, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same. Witness my hand and official seal in the County and State as aforesaid this date: August 17, 2004.

\_\_\_\_\_  
Notary Public, State of Florida

*Jo Ann O. Melem*  
Jo Ann O. Melem

My Commission Expires:

Copies furnished to:

Respondent(s)  
City Prosecutor



JoAnn O. Melem  
Commission # DD126744  
Expires July 1, 2006  
Bonded Thru  
Atlantic Bonding Co., Inc.

**OFFICE OF THE SPECIAL MASTER**  
CITY OF SUNRISE, FLORIDA  
3801 N. University Drive, Suite 401  
Sunrise, Florida 33351  
(954) 572-2344

CASE NO. 04-00000794

CITY OF SUNRISE, FLORIDA     )  
    Petitioner                     )  
                                      )  
vs.                                 )  
                                      )  
DA SILVA, SIDNEI VITAL         )  
                                      )  
    Respondent                    )  
\_\_\_\_\_

**AFFIDAVIT OF NON-COMPLIANCE**

BEFORE ME, the undersigned authority, personally appeared  
DAMON BENEDICT, who after being duly sworn, under oath, deposes and  
says of (his) (her) own personal knowledge:

1. That I am an inspector for the Code Enforcement Department of  
the City of Sunrise.
2. This cause concerns property legally described as:

49.41.27.14.0460  
GOLD KEY VILLAS 65-15 B  
LOT 46 & 1/121 INT IN TRACT A

and known by the following street address:

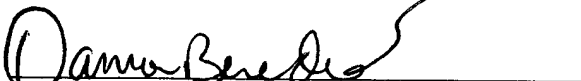
6881 NW 27 CT  
Sunrise, Florida

CASE NO. 04-00000794  
Affidavit of Non-Compliance

3. That on AUGUST 16, 2004, the City of Sunrise Special Master held a public hearing and issued a Final Order dated AUGUST 16, 2004, in the above-styled cause.
4. That pursuant to said Final Order, Respondent was to have taken certain corrective action by or before OCTOBER 14, 2004 .
5. That an inspection was performed on OCTOBER 15, 2004.
6. The inspection revealed that the corrective action ordered in the Final Order has not been taken and the property described above is not in compliance with Section(s) 104.1 of the \_\_\_\_\_ City of Sunrise Code of Ordinances or ~~xxxx~~ Florida Building Code as of OCTOBER 15, 2004.

**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED:** October 15, 2004

  
\_\_\_\_\_  
Signature of Affiant  
DAMON BENEDICT

Personally known to me

STATE OF FLORIDA       )  
COUNTY OF BROWARD )ss:

Sworn to and subscribed before me this date: October 15, 2004.

  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires:





Prepared by and return to:

**Daniel G. Gass, P.A.**  
**Law Offices Of Daniel G. Gass, P.A.**  
**10001 Northwest 50th Street Suite 204**  
**Sunrise, FL 33351**

## Quit Claim Deed

This Quit Claim Deed made this 01<sup>st</sup> day of November, 2006, between Sidney Vital da Silva whose post office address is 7900 Fairview Dr. Unit 106-24, Tamarac, FL 33321, grantors, to Yellow Park of Hollywood LLC, a Florida Limited Liability Company, whose post office address is 3801 Southwest 47<sup>th</sup> Avenue, # 503, Davie, FL 33313 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Broward County, Florida** to-wit:

**LOT 46, GOLD KEY VILLAS, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 65, PAGE 15, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.**

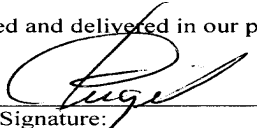
**Parcel Identification Number: 4941-27-14-0460**

**Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions,  
easements, reservations and limitations of record, if any.**

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.


**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:

  
Witness #1 Signature:

Print Name: Olga Gibson

  
Sidney Vital da Silva (Seal)

  
Witness #2 Signature:

Print Name: Olga Gibson

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of November, 2006 by Sidney Vital da Silva, Who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



**ALMA R. LOPEZ**  
MY COMMISSION # DD 422901  
EXPIRES: July 12, 2009  
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Alma Lopez

My Commission Expires: 7-12-09

**WELL CALL 103**  
SUNSHINE STATE TITLE & ESCROW, INC.  
RECORDING AGENT CODE: \*005161\*

14

**CITY OF SUNRISE  
NOTICE OF PROPERTY MAINTENANCE LIEN**

**STATE OF FLORIDA                    )**  
**) SS**  
**COUNTY OF BROWARD            )**

BEFORE ME the undersigned authority personally appeared Mary Langley, who, being duly sworn, says:

1. I am a Code Enforcement Official of the City of Sunrise ("the City"), 10770 West Oakland Park Boulevard, Sunrise, Florida 33351.
2. In accordance with Section 9-33 of the Sunrise City Code, the CITY on **FEBRUARY 14, 2009**, furnished labor and services necessary to abate a public nuisance on the following described real property in the City of Sunrise, Broward County, Florida:

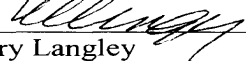
**49.41.27.14.0460  
GOLD KEY VILLAS 65-15 B  
LOT 46 & 1/121 INT IN TRACT A**

**PROPERTY ADDRESS: 6881 NW 27 CT  
CASE NO. 09-1572**


which property is owned by **YELLOW PARK OF HOLLYWOOD LLC** at an actual total cost to the CITY of **\$203.39**

3. The CITY sent a notice of the public nuisance to the owner or his authorized agent by certified mail on **JANUARY 29, 2009**.
4. The CITY claims a lien on the above-described real property in the amount of **\$203.39**, plus interest and costs of \$55.00 for lien preparation and recording and \$45.00 for lien satisfaction preparation, by the CITY all in accordance with Sections 9-33 and 2-397 of the Sunrise City Code.

CITY OF SUNRISE

BY:   
Mary Langley  
Acting Building Director

Sworn to and subscribed before me this 22 April 2009.

  
NOTARY PUBLIC: Jo Ann O. Melem  
Personally known X.  
My Commission Expires:



7  
MUNICIPALITY CLAIM OF LIEN  
FOR WATER, SEWER AND/OR GAS SERVICE CHARGES

STATE OF FLORIDA            )  
  ) SS  
COUNTY OF BROWARD        )

BEFORE ME the undersigned authority personally appeared Linda S. Maynard, who being duly sworn, says that she is the agent of the lienor, City of Sunrise, Florida, whose address is 10770 West Oakland Park Boulevard, Sunrise, Florida, 33351, and that the lienor has supplied water, sewer, and/or gas system services for the following real property:

GOLD KEY VILLAS 65-15 B LOT 46 & 1/121 INT IN TRACT A  
AKA: 6881 NW 27 CT

and for said services a bill was submitted and there currently remains unpaid on said bill the amount of \$1,284.99, plus interest, lien and satisfaction fees. Additional monthly service charges will accrue for a total balance due to be calculated at the time of payoff. In accordance with Section 159.17 Florida Statutes, the lienor, City of Sunrise, has a lien on the real property described above for all water, sewer and/or gas services provided until payment has been made for such service.

Said property is owned by Yellow Park of Hollywood LLC, upon whom a notice of Municipality Claim of Lien was served on the 30<sup>th</sup> day of August, 2011 by certified mail.

CITY OF SUNRISE, FLORIDA

BY   
Linda S. Maynard

SWORN AND SUBSCRIBED BEFORE ME THIS  
30<sup>th</sup> DAY OF August, 2011

Margaret A. Hansen

Personally known ☒ OR Produced I.D. ☐  
Type and number of I.D. produced.

My Commission Expires:

☒ DID take an oath, or ☐ DID not take an oath



①

35

**CITY OF SUNRISE  
NOTICE OF PROPERTY MAINTENANCE LIEN**

STATE OF FLORIDA           )  
  ) SS  
COUNTY OF BROWARD       )

BEFORE ME the undersigned authority personally appeared Kimberley A. Sibner, who, being duly sworn, says:

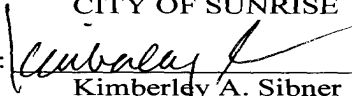

1. I am a Code Enforcement Official of the City of Sunrise ("the City"), 10770 West Oakland Park Boulevard, Sunrise, Florida 33351.
2. In accordance with Section 9-33 of the Sunrise City Code, the CITY on **MAY 27, 2011**, furnished labor and services necessary to abate a public nuisance on the following described real property in the City of Sunrise, Broward County, Florida:

**49.41.27.14.0460  
GOLD KEY VILLAS 65-15 B  
LOT 46 & 1/121 INT IN TRACT A**

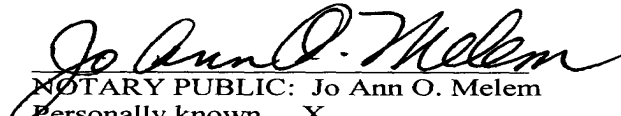
**PROPERTY ADDRESS: 6881 NW 27 CT  
CASE NO. 11-3938**

which property is owned by **YELLOW PARK OF HOLLYWOOD LLC**, at an actual total cost to the CITY of **\$119.00**

3. The CITY sent a notice of the public nuisance to the owner or his authorized agent by certified mail on **MAY 25, 2011**.
4. The CITY claims a lien on the above-described real property in the amount of **\$119.00**, plus interest and costs of \$55.00 for lien preparation and recording and \$45.00 for lien satisfaction preparation, by the CITY all in accordance with Sections 9-33 and 2-397 of the Sunrise City Code.

CITY OF SUNRISE  
BY:    
Kimberley A. Sibner  
Code Enforcement Manager

Sworn to and subscribed before me this 29 August 2011.

  
NOTARY PUBLIC: Jo Ann O. Melem  
Personally known X  
My Commission Expires:

**Tax Deed # 26646**

DR-506

R.01/95

**Property**

**Identification # 494127-14-0460**

## **Tax Deed**

**County of Broward**

**State of Florida**

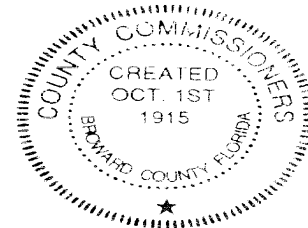
The following Tax Sale Certificate Numbered **46537** issued on **06/01/2009** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the **18th** of **JULY, 2012**, offered for sale as required by law for cash to the highest bidder and was sold to: **NEW KEY LLC** whose address is: **8004 NW 154 STREET, #218, MIAMI LAKES, FL 33016**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this **18<sup>TH</sup> day of JULY, 2012** in the County of Broward, State of Florida, in consideration of the sum of **ELEVEN THOUSAND SIXTY THREE DOLLARS AND ZERO CENTS (\$11,063.00)** being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

**THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS**

**GOLD KEY VILLAS 65-15 B**

**LOT 46 & 1/121 INT IN TRACT A**



**Witness:**

*Amber Harper*

*Cassandra Williams*

**State of Florida**

**County of Broward**

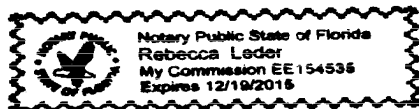
*[Signature]* (Seal)  
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator

**Broward** **County, Florida**

On this **18<sup>TH</sup> day of JULY, 2012**, before me **Rebecca Leder** personally appeared **Bertha Henry**, County Administrator, by **Linda Walker**, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

*[Signature]*



③

**Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department  
RECORDS, TAXES & TREASURY**

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 26646**

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: 494127-14-0460  
Certificate Number: 46537  
Date of Issuance: 06/01/2009  
Certificate Holder: PPTS A CORP  
GOLD KEY VILLAS 65-15 B  
Description of Property: LOT 46 & 1/121 INT IN TRACT A

Name in which assessed: YELLOW PARK OF HOLLYWOOD LLC  
Legal Titleholders: YELLOW PARK OF HOLLYWOOD LLC  
3801 SW 47 AVE #503  
DAVIE, FL 33314-2816

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

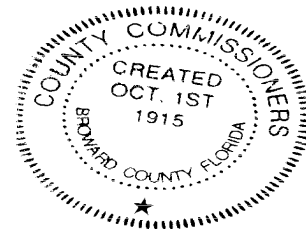
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of July, 2012 at 10:00 AM at:

The Governmental Center  
115 S. Andrews Avenue, Room 422  
Fort Lauderdale, Florida

Dated this 14th day of June, 2012.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By:   
Claudio Manicone  
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: 06/14/2012, 06/21/2012, 06/28/2012 & 07/05/2012  
Minimum Bid: 11062.00

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed № 26646 FINAL**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 15TH day of JUNE, 2012, 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:

**YELLOW PARK OF HOLLYWOOD LLC  
6881 NW 27 COURT  
SUNRISE, FL 33313**

**YELLOW PARK OF HOLLYWOOD LLC  
3801 SW 47 AVE #503  
DAVIE, FL 33314-2816**

**CITY OF SUNRISE  
10770 W. OAKLAND PARK BLVD.  
SUNRISE, FL 33351**

**NAT'L. EQUITY RECOVERY SERVICES. INC.  
4101 N. ANDREWS AVE, #212  
FT. LAUDERDALE, FL 33309**

**WILLIAM ROACH, JR., ESQ.  
300 S. PINE ISLAND RD, STE 266  
PLANTATION, FL 33324**

**DAVID MARSHALL BROWN, ESQ.  
600 SW 4 AVE  
FT. LAUDERDALE, FL 33315**

**DAVID MARSHALL BROWN, ESQ.  
33 NE 2 ST. STE 208  
FT. LAUDERDALE, FL 33301**

**DAVID HART  
4301 REFLECTIONS BLVD, #101  
SUNRISE, FL 33357**

**PLANTATION TRACE HOMEOWNERS ASSN.  
C/O ROBERT JAMES SLOTKIN, ESQ.  
600 S. ANDREWS AVE, STE 600  
FT. LAUDERDALE, FL 33301**

**VINCENT J. D'ANTONIO, P.A.  
1000 S. PINE ISLAND RD #310  
PLANTATION, FL 33324**

**VINCENT J. D'ANTONIO, ESQ.  
8201 PETERS RD. STE 1000  
PLANTATION, FL 33324**

**SIDNEY VITAL DA SILVA  
7900 FAIRVIEW DR. UNIT 106-24  
TAMARAC, FL 33321**

**THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE**

**BROWARD COUNTY CODE ENFORCEMENT,  
PERMITTING LICENSING & PROTECTION DIVISION  
ATTN: DIANE JOHNSON  
GCE-1 NORTH UNIVERSITY DR  
PLANTATION, FL 33324**

**BROWARD COUNTY COMMUNITY  
CODE COMPLIANCE PERMITTING LICENSING  
& PROTECTION DIVISION  
GCE - 1 NORTH UNIVERSITY DR  
PLANTATION, FL 33324**

**BROWARD COUNTY HIGHWAY CONSTRUCTION &  
ENGINEERING DIVISION;  
RIGHT OF WAY SECTION, ATTN: FRANK J GUILIANO  
ONE N. UNIVERSITY DR., STE 300-B  
PLANTATION, FL 33324**

**BROWARD COUNTY WATER & WASTEWATER;  
ATTN: JEAN MANESS  
2555 W. COPANS RD., POMPAÑO BEACH, FL**

**PUBLIC WORKS DEPT.; REAL PROPERTY  
ATTN: DALE C. WILSON  
GOVERNMENTAL CENTER, RM. 326,  
115 S. ANDREWS AVE., FT. LAUDERDALE, FL 33301**

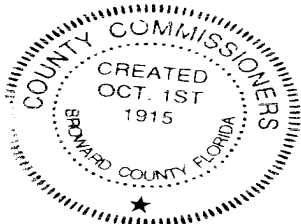
**BROWARD COUNTY SHERIFF'S DEPT.  
ATTN: - CIVIL DIVISION  
FT. LAUDERDALE, FL 33315**

**I certify that notice was provided pursuant to Florida Statutes, Section 197.02(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 15TH day of JUNE, 2012, 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 Linda Walker

401-316 Revised 02/12

\*\*\*\* FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 6/13/2016 8:30:01 AM.\*\*\*\*

IN THE COUNTY COURT IN AND FOR BROWARD COUNTY, FLORIDA

Gold Key Club, Inc., a Florida not-for-profit  
corporation,

Plaintiff,

v.

CASE NO.: COWE1306955 (82)

New Key LLC, et. al.,

Defendant(s).

---

**CERTIFICATE OF TITLE**

The undersigned Clerk of the Court certifies that he/she executed and filed a Certificate of Sale in this action on the 1<sup>ST</sup> day of June, 2016, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. **Pursuant to the court's order dated November 19, 2014, the clerk is directed to issue the Certificate of Title to Plaintiff, Gold Key Club Inc.**

The property in Broward County, Florida:

**LOT 46, OF GOLD KEY VILLAS, ACCRODING TO THE PLAT  
THEREOF, AS RECORDED IN PLAT BOOK 65, AT PAGE 15,  
OF THE PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA.**

This property is located at the street address of: **6881 Northwest 27th  
Court, Sunrise, FL 33313**

was sold to: **GOLD KEY CLUB INC**

c/o Katzman Garfinkel, 1500 W Cypress Creek Road, Suite 408, Ft Lauderdale, FL 33309

Witness my hand and Seal of the Court on this 13<sup>th</sup> day of June, 2016.

Howard C. Forman  
Clerk of the Court

Total Consideration : \$100.00

Doc Stamps : \$.70

BY:   
As Deputy Clerk





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

**DATE: February 3rd, 2020**

**PROPERTY ID # 494127-14-0460 (TD # 43769)**

# WARNING

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

GOLD KEY CLUB INC, C/O KATZMAN GARFINKEL  
1500 W CYPRESS CREEK ROAD, SUITE 408  
FT LAUDERDALE, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6881 NW 27 CT, SUNRISE, 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.

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 February 28, 2020 .....\$4,426.30

Or

\* Estimated Amount due if paid by March 17, 2020 .....\$4,479.25

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 18, 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: February 3rd, 2020**

**PROPERTY ID # 494127-14-0460 (TD # 43769)**

# WARNING

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

GOLD KEY CLUB, INC.  
1145 SAWGRASS CORP PKWY  
SUNRISE, FL 33323

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6881 NW 27 CT, SUNRISE, 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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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

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Or

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

**DATE: February 3rd, 2020**

**PROPERTY ID # 494127-14-0460 (TD # 43769)**

# WARNING

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

CITY OF SUNRISE  
10770 WEST OAKLAND PARK BOULEVARD  
SUNRISE, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6881 NW 27 CT, SUNRISE, 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 February 28, 2020 .....\$4,426.30

Or

\* Estimated Amount due if paid by March 17, 2020 .....\$4,479.25

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

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

**DATE: February 3rd, 2020**

**PROPERTY ID # 494127-14-0460 (TD # 43769)**

# WARNING

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

CITY OF SUNRISE  
OFFICE OF THE SPECIAL MASTER  
3801 N. UNIVERSITY DRIVE, SUITE 401  
SUNRISE, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6881 NW 27 CT, SUNRISE, 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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Or

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

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

**DATE: February 3rd, 2020**  
**PROPERTY ID # 494127-14-0460 (TD # 43769)**

# WARNING

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

MILBERG KLEIN, P.L., REGISTERED AGENT  
O/B/O GOLD KEY CLUB, INC.  
55550 GLADES ROAD, SUITE #500  
BOCA RATON, FL 33431-7277

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6881 NW 27 CT, SUNRISE, 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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**MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

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

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

**DATE: February 3rd, 2020**  
**PROPERTY ID # 494127-14-0460 (TD # 43769)**

# WARNING

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

CITY OF SUNRISE  
ATTN :CITY MANAGER'S OFFICE  
10770 W. OAKLAND PARK BLVD.  
SUNRISE, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6881 NW 27 CT, SUNRISE, 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.

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 February 28, 2020 .....\$4,426.30  
Or  
\* Estimated Amount due if paid by March 17, 2020 .....\$4,479.25

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 18, 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: February 3rd, 2020**  
**PROPERTY ID # 494127-14-0460 (TD # 43769)**

# WARNING

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

GOLD KEY CLUB INC  
%KATZMAN GARFINKEL  
6881 NW 27 COURT  
SUNRISE, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6881 NW 27 CT, SUNRISE, 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: February 3rd, 2020**  
**PROPERTY ID # 494127-14-0460 (TD # 43769)**

# WARNING

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GOLD KEY CLUB INC  
%KATZMAN GARFINKEL  
300 N. MAITLAND AVE  
MAITLAND, FL 32751-4724

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

**DATE: February 3rd, 2020**  
**PROPERTY ID # 494127-14-0460 (TD # 43769)**

# WARNING

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GOLD KEY CLUB, INC  
C/O KATZMAN GARFINKEL  
5297 WEST COPANS ROAD  
MARGATE, FL 33063

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

**DATE: February 3rd, 2020**

**PROPERTY ID # 494127-14-0460 (TD # 43769)**

# WARNING

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

GOLD KEY CLUB, INC  
2851 NW 68TH AVE  
SUNRISE, FL 33313-2019

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

**DATE: February 3rd, 2020**  
**PROPERTY ID # 494127-14-0460 (TD # 43769)**

# WARNING

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FYR SFR BORROWER LLC  
%HAVENBROOK HOMES  
3505 KOGER BLVD #400  
DULUTH, GA 30096

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

**DATE: February 3rd, 2020**  
**PROPERTY ID # 494127-14-0460 (TD # 43769)**

# WARNING

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SHACKERIA M MCKENZIE  
6877 NW 27TH CT  
SUNRISE, FL 33313-2043

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**TD 43769 MARCH 2020 WARNING**  
**GOLD KEY CLUB INC**  
**C/O KATZMAN GARFINKEL**  
**1500 W CYPRESS CREEK ROAD, SUITE 408**  
**FT LAUDERDALE, FL 33309**

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

See Reverse for Instructions

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**TD 43769 MARCH 2020 WARNING**  
**GOLD KEY CLUB, INC.**  
**1145 SAWGRASS CORP PKWY**  
**SUNRISE, FL 33323**

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

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**TD 43769 MARCH 2020 WARNING**  
**CITY OF SUNRISE**  
**10770 WEST OAKLAND PARK BOULEVARD**  
**SUNRISE, FL 33351**

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

See Reverse for Instructions

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**TD 43769 MARCH 2020 WARNING**  
**CITY OF SUNRISE**  
**OFFICE OF THE SPECIAL MASTER**  
**3801 N. UNIVERSITY DRIVE, SUITE 401**  
**SUNRISE, FL 33351**

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

See Reverse for Instructions



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City, State, ZIP+4<sup>®</sup>

**TD 43769 MARCH 2020 WARNING**  
**MILBERG KLEIN, P.L., REGISTERED AGENT**  
**O/B/O GOLD KEY CLUB, INC.**  
**5550 GLADES ROAD, SUITE #500**  
**BOCA RATON, FL 33431-7277**

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

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**TD 43769 MARCH 2020 WARNING**  
**CITY OF SUNRISE**  
**ATTN :CITY MANAGER'S OFFICE**  
**10770 W. OAKLAND PARK BLVD.**  
**SUNRISE, FL 33351**

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

See Reverse for Instructions

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7039 2280 0000 6049 2772

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**GOLD KEY CLUB INC  
%KATZMAN GARFINKEL  
6881 NW 27 COURT  
SUNRISE, FL 33313**

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

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City, State, ZIP+4®

**TD 43769 MARCH 2020 WARNING**

**GOLD KEY CLUB INC**

**%KATZMAN GARFINKEL**

**300 N. MAITLAND AVE**

**MAITLAND, FL 32751-4724**

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

See Reverse for Instructions

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**TD 43769 MARCH 2020 WARNING**

**GOLD KEY CLUB, INC**

**C/O KATZMAN GARFINKEL**

**5297 WEST COPANS ROAD**

**MARGATE, FL 33063**

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

See Reverse for Instructions

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2851 NW 68TH AVE  
SUNRISE, FL 33313-2019

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

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Certified Mail Fee

\$

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

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

☐ Adult:

☐ Adult

Postage

\$

Total Po

\$

Sent To

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4®

Postmark  
Here

**TD 43769 MARCH 2020 WARNING**

**FYR SFR BORROWER LLC**

**%HAVENBROOK HOMES**

**3505 KOGER BLVD #400**

**DULUTH, GA 30096**

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

See Reverse for Instructions

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>TM</sup>.

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Postage

\$

Sent To

Street and /

City, State, ZIP+4<sup>®</sup>

**TD 43769 MARCH 2020 WARNING**

**SHACKERIA M MCKENZIE**

**6877 NW 27TH CT**

**SUNRISE, FL 33313-2043**

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

TD 43769 MARCH 2020 WARNING  
 GOLD KEY CLUB INC  
 %KATZMAN GARFINKEL  
 300 N. MAITLAND AVE  
 MAITLAND, FL 32751-4724



9590 9402 4472 8248 7479 39

2 Article Number (Transfer from service label)

7019 2280 0000 6049 2789

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Eric M. Mose

C. Date of Delivery

2/28/20

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
- ☐ Mail Restricted Delivery (00)

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

Domestic Return Receipt

## 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

TD 43769 MARCH 2020 WARNING  
GOLD KEY CLUB, INC.  
1145 SAWGRASS CORP PKWY  
SUNRISE, FL 33323



9590 9402 4472 8248 7479 91

2. Article Number (Transfer from service label)

7019 2280 0000 6049 2727

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*☐ Agent☐ Addressee

B. Received by (Printed Name)

*[Signature]*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes☒ 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☐ all Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

## 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.

TD 43769 MARCH 2020 WARNING  
MILBERG KLEIN, P.L., REGISTERED AGENT  
O/B/O GOLD KEY CLUB, INC.  
5550 GLADES ROAD, SUITE #500  
BOCA RATON, FL 33431-7277



9590 9402 4472 8248 7479 60

7019 2280 0000 6049 2758

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X. G. H. T.

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. 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
- ☐ Delivery Restricted Delivery
- ☐ Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

## 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 43769 MARCH 2020 WARNING

M MCKENZIE

7TH CT

0513-2043



9590 9402 4472 8248 7478 92

2. Article Number (Transfer from service label)

7019 2280 0000 6049 2826

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

Shackara mckenzie

C. Date of Delivery

2-27-20

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

Mail

Mail Restricted Delivery

0)

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

Domestic Return Receipt