



**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:** 09/12/2019

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 09/11/2019

**CERTIFICATE #** 2016-10219

**ACCOUNT #** 494234051410

**ALTERNATE KEY #** 360048

**TAX DEED APPLICATION #** 43774

**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 38, Block 195, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, at Page 18, of the Public Records of Miami-Dade, County, Florida, said land situate, lying and being in Broward County, Florida.

**PROPERTY ADDRESS:** NW 8 AVENUE, FORT LAUDERDALE FL 33311

### OWNER OF RECORD ON CURRENT TAX ROLL:

FLORIDA SUN INTERNATIONAL

REALTY INC

PO BOX 2273

FORT LAUDERDALE, FL 33303 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

FLORIDA SUN INTERNATIONAL REALTY INC. Instrument: 114969156

P.O. BOX 2273

FORT LAUDERDALE, FL 33303 (Per Deed and Sunbiz)

JAMES VAN DYCKEN, REGISTERED AGENT

O/B/O FLORIDA SUN INTERNATIONAL REALTY INC.

721 NW 28TH COURT

WILTON MANORS, FL 33311 (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 FORT LAUDERDALE

CITY TREASURER

P.O. BOX 14130

FORT LAUDERDALE, FL 33301 (Per Liens)

OR: 30020, Page: 835

OR: 31023, Page: 1241

OR: 32346, Page: 149

CITY OF FORT LAUDERDALE  
COMMUNITY INSPECTIONS BUREAU  
300 N.W. 1 AVENUE  
FORT LAUDERDALE, FL 33301 (Per Lien)

OR: 33347, Page: 645

CITY OF FORT LAUDERDALE  
CITY TREASURER  
100 N. ANDREWS AVE  
FORT LAUDERDALE, FL 33301 (Per Lien)

OR: 34154, Page: 1995

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4942 34 05 1410

**CURRENT ASSESSED VALUE:** \$27,880

**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:**

Tax Deed

OR: 26040, Page: 4

Tax Deed

OR: 38645, Page: 224

**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>	NW 8 AVENUE, FORT LAUDERDALE FL 33311	<b>ID #</b>	4942 34 05 1410
<b>Property Owner</b>	FLORIDA SUN INTERNATIONAL REALTY INC	<b>Millage</b>	0312
<b>Mailing Address</b>	PO BOX 2273 FORT LAUDERDALE FL 33303	<b>Use</b>	00
<b>Abbr Legal Description</b>	PROGRESSO 2-18 D LOT 38 BLK 195		

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	\$27,880		\$27,880	\$13,270	
2017	\$16,900		\$16,900	\$12,070	\$254.58
2016	\$10,980		\$10,980	\$10,980	\$209.19

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$27,880	\$27,880	\$27,880	\$27,880
Portability	0	0	0	0
Assessed/SOH	\$13,270	\$27,880	\$13,270	\$13,270
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	\$13,270	\$27,880	\$13,270	\$13,270

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/26/2018	QCD-T	\$100	114969156	\$8.25	3,379	SF
12/2/2004	TXD	\$6,100	38645 / 224			
2/12/1997	TXD	\$2,700	26040 / 4			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43774

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 January 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:

FLORIDA SUN INTERNATIONAL REALTY INC. P.O. BOX 2273 FORT LAUDERDALE, FL 33303	CITY OF FORT LAUDERDALE CITY TREASURER P.O. BOX 14130 FORT LAUDERDALE, FL 33301	CITY OF FORT LAUDERDALE CITY TREASURER 100 N. ANDREWS AVE FORT LAUDERDALE, FL 33301	CITY OF FORT LAUDERDALE COMMUNITY INSPECTIONS BUREAU 300 N.W. 1 AVENUE FORT LAUDERDALE, FL 33301
JAMES VAN DYCKEN, REGISTERED AGENT O/B/O FLORIDA SUN INTERNATIONAL REALTY INC. 721 NW 28TH COURT WILTON MANORS, FL 33311	CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FT LAUDERDALE, FL 33301	FLORIDA SUN INTERNATIONAL REALTY INC PO BOX 2273 FORT LAUDERDALE, FL 33303	FLORIDA SUN INTERNATIONAL REALTY INC 120 E. OAKLAND PARK BLVD OAKLAND PARK, FL 33334- 1100
FLORIDA SUN INTERNATIONAL REALTY, INC 1016 NW 9 AVE FORT LAUDERDALE, FL 33311	*AFMX LLC 905 N FEDERAL HWY FORT LAUDERDALE, FL 33304	*CELESTE THOMAS 1026 NW 8 AVE #1-2 FORT LAUDERDALE, FL 33311	*KELLY MARTIN 1025 NW 7 TERR FORT LAUDERDALE, FL 33311

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 January 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

INSTR # 116153428  
Recorded 11/04/19 at 12:19 PM  
Broward County Commission  
1 Page(s)  
#17

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 43774

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: 494234-05-1410  
Certificate Number: 10219  
Date of Issuance: 05/25/2017  
Certificate Holder: 5T WEALTH PARTNERS LP  
Description of Property: PROGRESSO 2-18 D  
LOT 38 BLK 195

Name in which assessed: FLORIDA SUN INTERNATIONAL REALTY INC  
Legal Titleholders: FLORIDA SUN INTERNATIONAL  
REALTY INC  
PO BOX 2273  
FORT LAUDERDALE, FL 33303

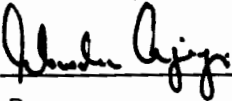
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of February, 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 November, 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: 01/16/2020, 01/23/2020, 01/30/2020 & 02/06/2020  
Minimum Bid: 4630.80

# Broward County, Florida

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

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Description of Property: PROGRESSO 2-18 D  
LOT 38 BLK 195

Name in which assessed: FLORIDA SUN INTERNATIONAL REALTY INC  
Legal Titleholders: FLORIDA SUN INTERNATIONAL  
REALTY INC  
PO BOX 2273  
FORT LAUDERDALE, FL 33303

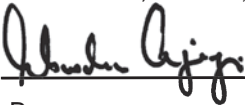
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of February, 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 16th day of January, 2020.

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: 01/16/2020, 01/23/2020, 01/30/2020 & 02/06/2020  
Minimum Bid: 4974.80

## 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 SCHERRIE A. THOMAS, 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

43774

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 10219

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

01/16/2020 01/23/2020 01/30/2020 02/06/2020

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.

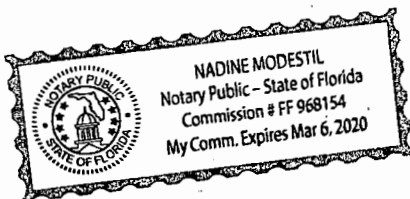
*Scherrie A. Thomas*

Sworn to and subscribed before me this  
6 day of FEBRUARY, A.D. 2020

*Nadine Modestil*

(SEAL)

SCHERRIE A. THOMAS personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 43774

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: 494234-05-1410

Certificate Number: 10219

Date of Issuance: 05/25/2017

Certificate Holder:

5T WEALTH PARTNERS LP

Description of Property:

PROGRESSO 2-18 D

LOT 38 BLK 195

Name in which assessed:

FLORIDA SUN INTERNATIONAL  
REALTY INC

Legal Titleholders:

FLORIDA SUN INTERNATIONAL  
REALTY INC

PO BOX 2273

FORT LAUDERDALE, FL 33303

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 19th day of February, 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 16th day of January, 2020.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Abiodun Ajayi

Deputy

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

Minimum Bid: 5000.60  
401-314

1/16-23-30 2/6 20-14/0000449181B



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

## Detail by Entity Name

Florida Profit Corporation

FLORIDA SUN INTERNATIONAL REALTY, INC.

### Filing Information

<b>Document Number</b>	P95000038177
<b>FEI/EIN Number</b>	65-0581952
<b>Date Filed</b>	05/12/1995
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1016 NW 9 AVENUE  
FORT LAUDERDALE, FL 33311

Changed: 04/14/2009

### Mailing Address

P.O.Box 2273  
FORT LAUDERDALE, FL 33303

Changed: 03/02/2015

### Registered Agent Name & Address

Van Dycken, James  
721 NW 28th Court  
Wilton Manors, FL 33311

Name Changed: 03/02/2015

Address Changed: 03/02/2015

### Officer/Director Detail

#### **Name & Address**

Title P

VOLKMEIER, HANS P  
P.O.Box 2273  
FORT LAUDERDALE, FL 33303

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
--------------------	-------------------

2017 01/11/2017  
2018 01/22/2018  
2019 01/23/2019

**Document Images**

<a href="#">01/23/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/22/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/11/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/03/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/02/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/11/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/20/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/31/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/21/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/14/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/21/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/04/2008 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">04/19/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/10/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/06/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/17/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/20/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/18/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/15/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/1996 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/12/1995 -- DOCUMENTS PRIOR TO 1997</a>	View image in PDF format

Tax Deed File No. 22222

Dr-506

Property

R.01/95

Identification No. 9234 05 1410

## Tax Deed

State of Florida

County of Broward

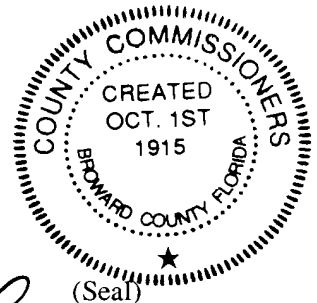
The following Tax Sale Certificate Numbered 18004 issued on May 31, 2000 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by 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 day of October 17, 2002 offered for sale as required by law for cash to the highest bidder and Having no bids at the sale and Revenue Collector having complied with Sec. 197.502(7)F.S. was sold from Lands Available For Taxes to: HANS P. VOLKMEIER whose address is: PO BOX 2273 FT. LAUDERDALE, FL 33301 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida. Now on this 1ST Day of DECEMBER, 2004 in the County of Broward, State of Florida, in consideration of the sum of (\$6,087.45) Six Thousand Eighty-Seven and (45/100) 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 at follows:

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

PROGRESSO 2-18 D  
LOT 38 BLK 195

Witness:

Heather Rysa  
[Signature]  
State of Florida



[Signature]  
Deputy County Administrator  
Broward County, Florida

County of Broward

On this 2<sup>ND</sup> day of DECEMBER, 2004, before me Joe Ann Edwards  
Personally appeared Jan Leland Clerk of the Circuit Court Deputy County Administrator  
or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing 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]  
Joe Ann Edwards  
Commission #DD244659  
Expires: Aug 25, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.



Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department

## REVENUE COLLECTION DIVISION

## NOTICE OF APPLICATION FOR TAX DEED NO. 22222

NOTICE is hereby given that BROWARD COUNTY, BOARD OF COUNTY COMMISSIONERS

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:

Certificate No. 18004 Year of Issuance 5/31/00Description of Property: PROP. ID. # 9234 05 141  
PROGRESSO 2-18 D  
LOT 38 BLK 195

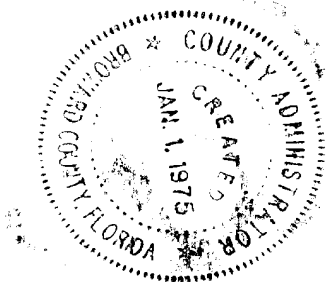
Name in which assessed: SPEIGHT, CARL

Legal Titleholder: CARL SPEIGHT

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 at the Courthouse door on the 17th day of October 20 02 at  
201 S.E. 6th Street, Fort Lauderdale, Florida at 10:00 A.M.  
Dated this 6th day of September 20 02.

Roger J. Desjarlais  
County Administrator  
REVENUE COLLECTION DIVISIONBy Indra C. Lalsingh  
Deputy  
Indra C. LalsinghPublish: DAILY BUSINESS REVIEW  
Issues: 9/12, 9/19, 9/26 & 10/3, 2002

Board of County Commissioners, Broward County, Florida  
Revenue Collection Division

## CERTIFICATE OF MAILING NOTICES

Tax Deed No. 22222

For Official Use Only

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF BROWARD )

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 27th day of September A.D. 2002, 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:

Speight, Carl; 820 NW 126 St., Miami, FL 33168-6424

City of Ft. Lauderdale, City Hall; PO Box 14130, Ft. Lauderdale, FL 33302

RE: Liens: Folio 9234-05-1410

TBC Tax III, Inc.; 7711 N. Military Trail, Ste. 200, Palm Beach Gardens, FL 33410

RE: Cert#14865; Sale of 1998

Advantage 99D; PO Box 162627; Altamonte Springs, FL 32716

RE: Cert#16879; Sale of 1999

Broward County Engineering Division; Right of Way Section, Attn: Henry Cook

One N. University Dr., Ste 300-B

Plantation, FL 33324-2038

(INTER-OFFICE)

Office of Environmental Services, Attn: Len Neff

2555 W. Copans Rd., Pompano Beach, FL 33069

(INTER-OFFICE)

Public Works Dept.; Real Property

Governmental Center, Rm. 326, Attn: Dale C. Wilson

115 S. Andrews Ave., Ft. Lauderdale, FL 33301

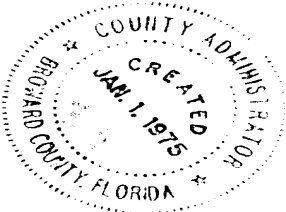
(INTER-OFFICE)

**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 27th day of September A.D. 2002, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL



**Roger J. Desjarlais**  
COUNTY ADMINISTRATOR

Finance and Administrative Services Department  
Revenue Collection Division

By Indra C. Lalsingh  
Deputy  
**Indra C. Lalsingh**

Tax Deed File No. 17804  
Property  
Identification No. 9234 05 141

3K26040PG0004

DR-506  
R. 01/95

97--084448 T#001  
02-17-97 04:27PM

\$ 18.90  
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY  
B. JACK OSTERHOLT

COUNTY ADMIN.

# Tax Deed

State of Florida

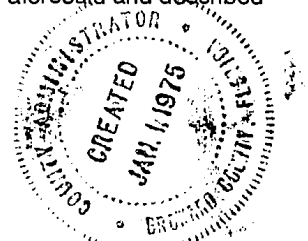
County of BROWARD

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 14808 issued on June 1, 1992 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 costs 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 day of APRIL 19, 1995, offered for sale as required by law for cash to the highest bidder and was sold to Having no bidders at the sale, and Revenue Collector having complied with Sec. 197.502(7) F.S. was sold from Lands Available For Taxes to: CARL SPEIGHT whose address is 820 NW 126 STREET, MIAMI FL 33168, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 12th day of February, 1997, in the County of BROWARD, State of Florida, in consideration of the sum of (\$ 2,650.63 ) Two Thousand Six Hundred Fifty and 63/100 Dollars, 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 IMPROVEMENTS**  
PROGRESSO 2-18 D  
LOT 38 BLK 195



Witness:

[Signature]  
[Signature]

State of Florida

County of BROWARD

[Signature]  
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator

BROWARD

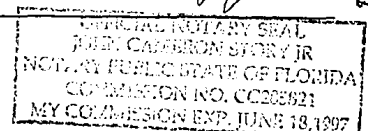
County, Florida.

On this 12th day of February, 1997, before me John Cameron Story, Jr. personally appeared J. Murray Robertson, Deputy County Administrator, and for the State and this County known to me to be the person described in, and who executed the foregoing 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.

Return & Return to:  
**Donna Hernandez**  
Front Recording

[Signature] John Cameron Story, Jr. (3)



WILL CALL

# Notice of Application for Tax Deed No. 17804

NOTICE is hereby given that BROWARD COUNTY, BOARD OF COUNTY COMMISSIONERS  
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:

Certificate No. 14808 Year of Issuance 6/1/92

Description of Property: PROP. ID# 9234 05 141  
PROGRESSO 2-18 D  
LOT 38 BLK 195

Name in which assessed: ROGERS, ESTELLA M

Legal Titleholder: ESTELLA MOORE ROGERS

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

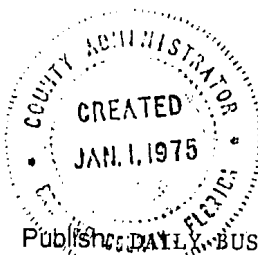
Unless such certificate shall be redeemed according to law the property described in such  
certificate will be sold to the highest bidder at the Courthouse door on the 19th day of  
APRIL 19 95.  
201 S.E. 6th Street  
Fort Lauderdale, Florida at 10:00 A.M.

Dated this 8th day of MARCH 19 95.

B. Jack Osterholt  
County Administrator  
REVENUE COLLECTION DIVISION

By Helen I. Smith  
Deputy

Helen I. Smith



Published in DAILY BUSINESS REVIEW  
Issues: 3/16, 3/23, 3/30 & 4/6, 1995  
Form No. 401-314 (7/89)

0K26040P60005

CERTIFICATE OF MAILING NOTICES

Tax Deed No. 17804

STATE OF FLORIDA )  
COUNTY OF BROWARD ) ss.

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the  
24th day of MARCH A.D. 19<sup>95</sup>, mail a copy of the Notice of Application  
for Tax Deed to the following persons:

Rogers, Estella M. c/o Dorothy Rogers Reese, 301 N. Oakhurst Dr., Beverly Hills, Calif., 90210  
Estell Moore Rogers, 632 W. 78 St., Los Angeles, Calif., 90001

City of Ft. Lauderdale, City Hall; P.O. Drawer 14250, Ft. Lauderdale, FL 33302

Kestenbaum, Wolfgang, 2049 S. Ocean Dr., Hallandale, FL 33009

South Trust Estate & Trust Co., Inc., Agent FBO TRANS AM TCF, INC., 135 W. Central Blvd.,  
Ste. 1200, Orlando, FL 32801

Broward County Engineering Division  
Right of Way Section, Attn: Henry Cook  
Governmental Center, Room 321  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

Broward County Utilities, Attn: Hazel Johnson  
2401 N. Powerline Road, Pompano Beach, FL 33069

(INTER-OFFICE)

Broward County Sheriff's Dept.  
Attn: Betty Cobb--Civil Division  
Ft. Lauderdale, FL 33315

(INTER-OFFICE)

Facilities Management, Government Center,  
Room 504, Attn: Vincent Mancusi  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

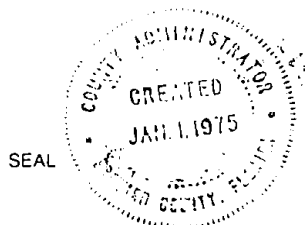
(INTER-OFFICE)

Included in the names and addresses of the persons appearing herein are those of the owner or owners and each mortgagee, if any, if the name and addresses of said persons appear on the tax roll for the year in which the taxes were last extended on the property described in the above mentioned application for Tax Deed and the name and address of the person last paying taxes upon the property under this Tax Deed Application, as shown by the Tax Collector's receipt book.

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'.

A copy of said notice was mailed by certified mail to the municipality and to other taxing districts in which the property described in this Tax Deed Application is situated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 8th day of  
MARCH A.D. 19<sup>95</sup>, in compliance with Section 197.256, Florida Statutes, 1973, as amended  
by Chapter 75-192, House Bill No. 74, Laws of Florida 1975.



B. JACK OSTERHOLT  
COUNTY ADMINISTRATOR

Finance and Administrative Services Department  
Revenue Collection Division

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

By   
Deputy

HELEN I. SMITH

2604090006

This instrument prepared by and return to:

Hans P. Volkmeier  
P.O. Box 2273  
Ft. Lauderdale, FL 33303

Property Appraiser's Parcel ID Number(s): 4942 34 05 1410

**හැන්ස් වොල්ක්මේයර්**, executed this 26th day of March, A.D. 2018, by

**HANS P. VOLKMEIER**, a married man,  
whose address is  
**P.O. Box 2273, Fort Lauderdale, FL 33303**  
hereinafter called "Grantor", to

**FLORIDA SUN INTERNATIONAL REALTY INC.,**  
a Florida Corporation  
whose address is  
**P.O. Box 2273, Fort Lauderdale, FL 33303**  
hereinafter called "Grantee":

(Wherever used herein the terms Grantor" and Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and corporations, wherever the context or admits or requires.)

**මගේමුසුමෙයින්**, that the said Grantor, for and in consideration of the sum of **\$10.00, & O.G.V.C.**, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and quit-claim unto the said Grantee the right, title, interest, claim and demand which the said Grantor has in and to the following described land, piece or parcel of land, situate, ly being in the County of Broward, State of Florida, to-wit:

**Lot 38, Block 195, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, at Page 18, of the Public Records of Miami-Dade County, Florida, said land situate, lying and being in Broward County, Florida.**

**Parcel Identification Number: 4942 34 05 1410**


The Grantor hereby certifies that the property conveyed hereby is vacant land and not the grantor's homestead.

**මම මෙම මුදල මම මෙම** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, a right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee forever.

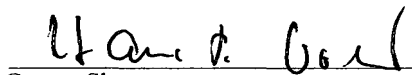
**මම මගේමුසුමෙයින් මෙම**, the Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and d the presence of:

  
Witness Signature

Daniel A. Tawer.  
Printed Name

  
Witness Signature

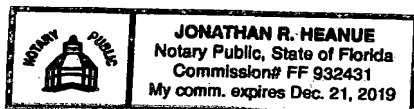
TRACEY E. BARROW  
Printed Name

  
Grantor Signature

Hans P. Volkmeier  
Printed Name

STATE OF FLORIDA  
COUNTY OF BROWARD

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, pers appeared Hans P. Volkmeier, a married man, known to me to be the person(s) Identified herein, who executed the foregoing instrument, who acknowledged before me that they had executed the same, that I relied upon the following form(s) of identification of the above named person(s): Florida Driver License and that an oath was not taken.



WITNESS my hand and official seal in the County and State aforesaid  
this 26<sup>th</sup> day of March, 2018

  
Notary Signature

CLAIM OF LIEN



STATE OF FLORIDA :  
COUNTY OF BROWARD :

L.A.S.: 82089004 02

FOLIO # : 9234051410

THIS INSTRUMENT PREPARED BY  
CITY ATTORNEY'S OFFICE  
CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AV.  
FORT LAUDERDALE, FLORIDA 33302

\*\*\*\*\* DENNIS LYLES \*\*\*\*\*  
CITY ATTORNEY

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED  
\*\*\* CLYDE J COLE \*\*\* ,WHO, BEING DULY SWORN, SAYS THAT HE IS  
THE TREASURER OF THE LIENOR HEREIN, THE CITY OF FORT LAUDERDALE  
WHOSE ADDRESS IS 100 NORTH ANDREWS AV., FORT LAUDERDALE, FLORIDA, 33302,  
AND THAT IN PURSUANCE OF A CONTRACT WITH; NAME:SPEIGHT,CARL  
ADDRESS: 1028 NW 8 AV  
LIENOR FURNISHED MUNICIPAL UTILITY SERVICES ON THE FOLLOWING DESCRIBED  
REAL PROPERTY IN BROWARD COUNTY, FLORIDA :

PROPERTY DESCRIPTION: LOT 0038 BLOCK 0195



INSTR # 99691832  
OR BK 30020 PG 0835  
RECORDED 11/15/1999 04:57 PM  
COMMISSION  
BROWARD COUNTY  
DEPUTY CLERK 1031

PROPERTY SUBDIVISION : PROGRESSO 2-18 D BLKS 191-238

OWNED BY :  
SPEIGHT,CARL  
301 N OAKHURST DR  
BEVERLY HILLS CA 90210-4923

THERE REMAINS UNPAID \$ 73.68  
PLUS COSTS AND ADDITIONAL CHARGES AS  
SPECIFIED BY APPLICABLE ORDINANCES  
AND FURNISHED THE FIRST OF THE SAME  
ON 09/30, 1997, AND THE LAST OF THE  
SAME ON 09/30, 1999, IN WHICH AMOUNT  
THE CITY OF FORT LAUDERDALE CLAIMS A  
LIEN UPON SAID PROPERTY.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

JULIE L GILMER  
SWORN TO AND SUBSCRIBED  
BEFORE ME THE 27 DAY  
OF October 1999

CLYDE J COLE  
TREASURER CITY OF FT LAUDERDALE

RETURN TO CITY TREASURER  
P.O. BOX 14130  
FORT LAUDERDALE, FLORIDA 33301

NOTARY PUBLIC, STATE OF FLORIDA



DEFERRED ITEM  
Return Document To  
Business Operations



CLAIM OF LIEN

STATE OF FLORIDA :

COUNTY OF BROWARD :

L.A.S.: 82089004 03

FOLIO # : 9234051410

THIS INSTRUMENT PREPARED BY  
CITY ATTORNEY'S OFFICE  
CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AV.  
FORT LAUDERDALE, FLORIDA 33302

\*\*\*\*\* DENNIS LYLES \*\*\*\*\*  
CITY ATTORNEY

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED  
\*\*\* CLYDE J COLE \*\*\* ,WHO, BEING DULY SWORN, SAYS THAT HE IS  
THE TREASURER OF THE LIENOR HEREIN, THE CITY OF FORT LAUDERDALE  
WHOSE ADDRESS IS 100 NORTH ANDREWS AV.,. FORT LAUDERDALE, FLORIDA, 33302,  
AND THAT IN PURSUANCE OF A CONTRACT WITH; NAME:SPEIGHT CARL  
ADDRESS: 1028 NW 8 AV  
LIENOR FURNISHED MUNICIPAL UTILITY SERVICES ON THE FOLLOWING DESCRIBED  
REAL PROPERTY IN BROWARD COUNTY, FLORIDA :

PROPERTY DESCRIPTION: LOT 0038 BLOCK 0195



INSTR # 100658321  
OR BK 31023 PG 1241  
RECORDED 11/15/2000 02:03 PM  
COMMISSION  
BROWARD COUNTY  
DEPUTY CLERK 1004

PROPERTY SUBDIVISION : PROGRESSO 2-18 D BLKS 191-238

**DEFERRED ITEM**  
**Return Document To**  
**Business Operations**

OWNED BY :  
SPEIGHT CARL  
820 NW 126 ST  
MIAMI FL 33168-6424

THERE REMAINS UNPAID \$ 47.59  
PLUS COSTS AND ADDITIONAL CHARGES AS  
SPECIFIED BY APPLICABLE ORDINANCES  
AND FURNISHED THE FIRST OF THE SAME  
ON 10/01, 1999, AND THE LAST OF THE  
SAME ON 09/30, 2000, IN WHICH AMOUNT  
THE CITY OF FORT LAUDERDALE CLAIMS A  
LIEN UPON SAID PROPERTY.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*[Signature]*  
CLYDE J COLE  
TREASURER CITY OF FT LAUDERDALE

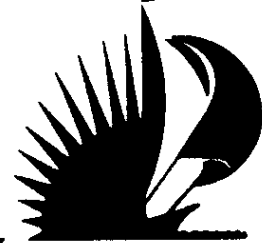
CLYDE J COLE  
TREASURER CITY OF FT LAUDERDALE

SWORN TO AND SUBSCRIBED  
BEFORE ME THE 3 DAY  
OF November 15 2000

RETURN TO CITY TREASURER  
P.O. BOX 14130  
FORT LAUDERDALE, FLORIDA 33301

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA





CLAIM OF LIEN

STATE OF FLORIDA :  
COUNTY OF BROWARD :  
L.A.S.: 82089004 04

THIS INSTRUMENT PREPARED BY  
CITY ATTORNEY'S OFFICE  
CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AV.  
FORT LAUDERDALE, FLORIDA 33302

FOLIO # : 9234051410

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CITY ATTORNEY

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED  
\*\*\* CLYDE J COLE \*\*\* ,WHO, BEING DULY SWORN, SAYS THAT HE IS  
THE T R E A S U R E R OF THE LIENOR HEREIN, THE CITY OF FORT LAUDERDALE  
WHOSE ADDRESS IS 100 NORTH ANDREWS AV,. FORT LAUDERDALE, FLORIDA, 33302,  
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ADDRESS: 1028 NW 8 AV  
LIENOR FURNISHED MUNICIPAL UTILITY SERVICES ON THE FOLLOWING DESCRIBED  
REAL PROPERTY IN BROWARD COUNTY, FLORIDA :

PROPERTY DESCRIPTION: LOT 0038 BLOCK 0195



**INSTR # 101465503**  
**OK BK 32346 PG 0149**

RECORDED 11/03/2001 08:21 AM  
COMMISSION  
BROWARD COUNTY  
DEPUTY CLERK 2000

PROPERTY SUBDIVISION : PROGRESSO 2-18 D BLKS 191-238

OWNED BY :  
SPEIGHT CARL  
820 NW 126 ST  
MIAMI FL 33168-6424

THERE REMAINS UNPAID \$ 47.76  
PLUS COSTS AND ADDITIONAL CHARGES AS  
SPECIFIED BY APPLICABLE ORDINANCES  
AND FURNISHED THE FIRST OF THE SAME  
ON 10/01, 2000, AND THE LAST OF THE  
SAME ON 09/30, 2001, IN WHICH AMOUNT  
THE CITY OF FORT LAUDERDALE CLAIMS A  
LIEN UPON SAID PROPERTY.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*[Signature]*  
CLYDE J COLE  
SWORN TO AND SUBSCRIBED  
BEFORE ME THE DAY  
OF 11/03/2001

*[Signature]*  
CLYDE J COLE  
TREASURER CITY OF FT LAUDERDALE

RETURN TO CITY TREASURER  
P.O. BOX 14130  
FORT LAUDERDALE, FLORIDA 33301

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA



**DEFERRED ITEM**  
Return Document To  
Business Operations





CLAIM OF LIEN

STATE OF FLORIDA :

COUNTY OF BROWARD :

L.A.S.: 82089004 05

FOLIO # : 9234051410

THIS INSTRUMENT PREPARED BY  
CITY ATTORNEY'S OFFICE  
CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AV.  
FORT LAUDERDALE, FLORIDA 33301

\*\*\*\*\* DENNIS LYLES \*\*\*\*\*  
CITY ATTORNEY

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED  
\*\*\* CLYDE J COLE \*\*\* ,WHO, BEING DULY SWORN, SAYS THAT HE IS  
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PROPERTY DESCRIPTION: LOT 0038 BLOCK 0195

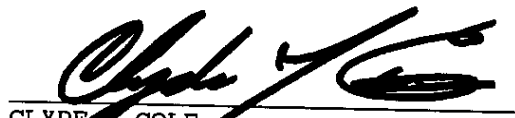
PROPERTY SUBDIVISION : PROGRESSO 2-18 D BLKS 191-238

OWNED BY :  
SPEIGHT CARL  
820 NW 126 ST  
MIAMI FL 33168-6424

THERE REMAINS UNPAID \$ 48.95  
PLUS COSTS AND ADDITIONAL CHARGES AS  
SPECIFIED BY APPLICABLE ORDINANCES  
AND FURNISHED THE FIRST OF THE SAME  
ON 10/01, 2001, AND THE LAST OF THE  
SAME ON 09/30, 2002, IN WHICH AMOUNT  
THE CITY OF FORT LAUDERDALE CLAIMS A  
LIEN UPON SAID PROPERTY.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

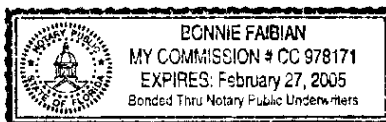
  
ARNETTE L TORRENCE

  
CLYDE J COLE  
TREASURER CITY OF FT LAUDERDALE

SWORN TO AND SUBSCRIBED  
BEFORE ME THE 18th DAY  
OF Nov 2002

  
NOTARY PUBLIC, STATE OF FLORIDA

RETURN TO CITY TREASURER  
100 N. ANDREWS AVE  
FORT LAUDERDALE, FLORIDA 33301



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

DATE: January 2nd, 2020

PROPERTY ID # 494234-05-1410 (TD # 43774)

# WARNING

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

FLORIDA SUN INTERNATIONAL REALTY INC.  
P.O. BOX 2273  
FORT LAUDERDALE, FL 33303

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 8 AVE, FT LAUDERDALE, FL 33311 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 January 31, 2020 .....\$4,362.27

Or

\* Estimated Amount due if paid by February 18, 2020 .....\$4,415.29

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 19, 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: January 2nd, 2020**

**PROPERTY ID # 494234-05-1410 (TD # 43774)**

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CITY TREASURER  
P.O. BOX 14130  
FORT LAUDERDALE, FL 33301

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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: January 2nd, 2020**

**PROPERTY ID # 494234-05-1410 (TD # 43774)**

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CITY OF FORT LAUDERDALE  
CITY TREASURER  
100 N. ANDREWS AVE  
FORT LAUDERDALE, FL 33301

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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: January 2nd, 2020**

**PROPERTY ID # 494234-05-1410 (TD # 43774)**

# WARNING

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

CITY OF FORT LAUDERDALE  
COMMUNITY INSPECTIONS BUREAU  
300 N.W. 1 AVENUE  
FORT LAUDERDALE, FL 33301

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Or

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**DATE: January 2nd, 2020**

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JAMES VAN DYCKEN, REGISTERED AGENT  
O/B/O FLORIDA SUN INTERNATIONAL REALTY, INC  
721 NW 28<sup>TH</sup> COURT  
WILTON MANORS, FL 33311

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

DATE: January 2nd, 2020

PROPERTY ID # 494234-05-1410 (TD # 43774)

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CITY OF FORT LAUDERDALE  
ATTN: CITY ATTORNEY OFFICE  
100 N ANDREWS AVE 7TH FLOOR  
FT LAUDERDALE, FL 33301

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2020

PROPERTY ID # 494234-05-1410 (TD # 43774)

# WARNING

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FLORIDA SUN INTERNATIONAL REALTY INC  
PO BOX 2273  
FORT LAUDERDALE, FL 33303

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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PROPERTY ID # 494234-05-1410 (TD # 43774)

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FLORIDA SUN INTERNATIONAL REALTY INC  
120 E. OAKLAND PARK BLVD  
OAKLAND PARK, FL 33334-1100

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PROPERTY ID # 494234-05-1410 (TD # 43774)

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FLORIDA SUN INTERNATIONAL REALTY, INC  
1016 NW 9 AVE  
FORT LAUDERDALE, FL 33311

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DATE: January 2nd, 2020

PROPERTY ID # 494234-05-1410 (TD # 43774)

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AFMX LLC  
905 N FEDERAL HWY  
FORT LAUDERDALE, FL 33304

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DATE: January 2nd, 2020

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CELESTE THOMAS  
1026 NW 8 AVE #1-2  
FORT LAUDERDALE, FL 33311

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KELLY MARTIN  
1025 NW 7 TERR  
FORT LAUDERDALE, FL 33311

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☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

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**TD 43774 FEBRUARY 2020 WARNING**

**FLORIDA SUN INTERNATIONAL**

**REALTY INC.**

**P.O. BOX 2273**

**FORT LAUDERDALE, FL 33303**

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

See Reverse for Instructions

7079 2280 0000 6049 4851

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**TD 43774 FEBRUARY 2020 WARNING**  
**CITY OF FORT LAUDERDALE**  
**CITY TREASURER**  
**P.O. BOX 14130**  
**FORT LAUDERDALE, FL 33301**

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**CITY TREASURER**  
**100 N. ANDREWS AVE**  
**FORT LAUDERDALE, FL 33301**

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**JAMES VAN DYCKEN, REGISTERED AGENT**

**O/B/O FLORIDA SUN INTERNATIONAL REALTY INC.**

**721 NW 28TH COURT**

**WILTON MANORS, FL 33311**

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

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

Postmark  
Here

Postage  
\$  
Total P  
\$  
Sent To  
Street &  
City, State, ZIP+4<sup>®</sup>

**TD 43774 FEBRUARY 2020 WARNING**  
**CITY OF FORT LAUDERDALE**  
**ATTN: CITY ATTORNEY OFFICE**  
**100 N ANDREWS AVE 7TH FLOOR**  
**FT LAUDERDALE, FL 33301**

7019 2280 0000 6049 4905

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>®</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 A

City, State, ZIP+4<sup>®</sup>

**TD 43774 FEBRUARY 2020 WARNING**  
**FLORIDA SUN INTERNATIONAL REALTY INC**  
**PO BOX 2273**  
**FORT LAUDERDALE, FL 33303**

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

See Reverse for Instructions

7019 2280 0000 6049 4912

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).

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Pos

\$

Sent To

Street an

City, State, ZIP+4<sup>®</sup>

**TD 43774 FEBRUARY 2020 WARNING**  
**FLORIDA SUN INTERNATIONAL REALTY INC**  
**120 E. OAKLAND PARK BLVD**  
**OAKLAND PARK, FL 33334-1100**

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

See Reverse for Instructions

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

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

**OFFICIAL USE**

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Sign

Postmark  
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, ZIP+4®

**TD 43774 FEBRUARY 2020 WARNING**  
**FLORIDA SUN INTERNATIONAL REALTY, INC**  
**1016 NW 9 AVE**  
**FORT LAUDERDALE, FL 33311**

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

See Reverse for Instructions

7019 2280 0000 6049 4929

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>®</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 Signature Restricted Delivery	\$	

Postmark  
Here

Postage

\$

Total F

\$

Sent To

Street

City, State, ZIP+4<sup>®</sup>

**TD 43774 FEBRUARY 2020 WARNING**

**AFMX LLC**

**905 N FEDERAL HWY**

**FORT LAUDERDALE, FL 33304**

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

See Reverse for Instructions

7019 2280 0000 6049 4943

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 Signature Restricted Delivery	\$

Postmark  
Here

Postage

\$  
Total Post

\$  
Sent To

Street and

City, State, ZIP+4<sup>®</sup>

**TD 43774 FEBRUARY 2020 WARNING**  
**CELESTE THOMAS**  
**1026 NW 8 AVE #1-2**  
**FORT LAUDERDALE, FL 33311**

7019 2280 0000 6049 4950

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

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

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Po:

\$

Sent To

Street or

City, State, ZIP+4®

**TD 43774 FEBRUARY 2020 WARNING**

**KELLY MARTIN**

**1025 NW 7 TERR**

**FORT LAUDERDALE, FL 33311**

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 43774 FEBRUARY 2020 WARNING  
CITY OF FORT LAUDERDALE  
ATTN: CITY ATTORNEY OFFICE  
100 N ANDREWS AVE 7TH FLOOR  
FT LAUDERDALE, FL 33301



9590 9402 4618 8323 4195 46

2. Article Number (Transfer from service label)

7019 2280 0000 6049 4899

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)

C. Date of Delivery

11-0-20

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☐ Collect on Delivery☐ Insure☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted

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 43774 FEBRUARY 2020 WARNING  
JAMES VAN DYCKEN, REGISTERED AGENT  
O/B/O FLORIDA SUN INTERNATIONAL REALTY INC.  
721 NW 28TH COURT  
WILTON MANORS, FL 33311



9590 9402 4618 8323 4195 53

7019 2280 0000 6049 4882

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

*James Van Dyken*☐ Agent☐ Addressee

B. Received by (Printed Name)

*James Van Dyken*

C. Date of Delivery

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☐ n Delivery☐ n Delivery Restricted Delivery☐ .ail☐ Insured 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 43774 FEBRUARY 2020 WARNING  
CITY OF FORT LAUDERDALE  
CITY TREASURER  
100 N. ANDREWS AVE  
FORT LAUDERDALE, FL 33301



9590 9402 4618 8323 4194 23

2. Article Number (Transfer from service label)

7019 2280 0000 6049 4868

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

1-10-20

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

(0)

☐ 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 43774 FEBRUARY 2020 WARNING  
FLORIDA SUN INTERNATIONAL REALTY INC  
PO BOX 2273  
FORT LAUDERDALE, FL 33303



9590 9402 4618 8323 4195 08

2. Article Number (Tracking Number)

7019 2280 0000 6049 4905

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

*Gisela Volkmer*

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

*Gisela Volkmer*

C. Date of Delivery

*1-10-20*

D. Is delivery address different from item 1?

If YES, enter delivery address below:

- ☐ Yes  
☐ No

3. Service Type

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Insured Mail  
☐ Registered Mail Restricted Delivery (over \$500)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43774 FEBRUARY 2020 WARNING  
FLORIDA SUN INTERNATIONAL  
REALTY INC.  
P.O. BOX 2273  
FORT LAUDERDALE, FL 33303



9590 9402 4618 8323 4194 47

2. Article Number (Transfer from label)  
7019 2280 0000 6049 4844

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent  
☐ Addressee

Received by (Printed Name)

Sela Volkmeier 1-7-20

C. Date of Delivery

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

## 3. Service Type

- |   |   |
|---|---|
| <input type="checkbox"/> Adult Signature                                  | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery              | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                                  | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery               | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                              | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Insured Delivery Restricted Delivery             | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery                         |   |
| <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500) |   |

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 4374 FEBRUARY 2020 WARNING  
CITY OF FORT LAUDERDALE  
COMMUNITY INSPECTIONS BUREAU  
300 N.W. 1 AVENUE  
FORT LAUDERDALE, FL 33301



9590 9402 4618 8323 4195 60

2. Article Number (Transit)

7019 2280 0000 6049 4875

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Anh

☐ Agent☐ Addressee

B. Receiver (Print Name)

City of Fort Lauderdale

Date of Delivery

100 N Andrews Avenue

01/13/2020

D. Is delivery address different from item 1?

If YES, enter delivery address below

Fort Lauderdale, FL 33301

☐ Yes☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collection Delivery☐ Insured Mail Restricted Delivery☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ 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

01/13/20 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 43774 FEBRUARY 2020 WARNING  
FLORIDA SUN INTERNATIONAL REALTY INC  
120 E. OAKLAND PARK BLVD  
OAKLAND PARK, FL 33334-1100



9590 9402 4618 8323 4194 92

2. Article Number (Transfer from card)  
7019 2280 0000 6049 4912

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

MAUREEN THOMAS

C. Date of Delivery

1/10/2020

D. Is delivery address different from item 1?  
If YES, enter delivery address below:

- ☐ Yes  
☐ No

## 3. Service Type

- |   |   |
|---|---|
| <input type="checkbox"/> Adult Signature                                  | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery              | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                                  | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery               | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                              | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery          | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail   |   |
| <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt