

TitleExpress®

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 12/15/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/11/2020

CERTIFICATE # 2016-11509

ACCOUNT # 504021030340

ALTERNATE KEY # 422029

TAX DEED APPLICATION # 44037

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 34 of D & M ACRES, according to the Plat thereof, recorded in Plat Book 85, Page 15, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2701 SW 156 AVENUE, DAVIE FL 33331

OWNER OF RECORD ON CURRENT TAX ROLL:

OLGA O MCDONOUGH H/E

RICHARD W MCDONOUGH

2701 SW 156 AVE

DAVIE, FL 33331 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

RICHARD W. MCDONOUGH AND

Instrument: 113996304

OLGA O. MCDONOUGH

(Per Deed. No address found on document.)

(Olga O. McDonough a/k/a Olga C. Ospina)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

AFFILIATED TAX CO LLC - 17

P.O. BOX 645040

CINCINNATI, OH 45264-5040 (Tax Deed Applicant)

CITY OF LAUDERHILL

OR: 48071, Page: 866

CODE ENFORCEMENT UNIT

5581 W. OAKLAND PARK BLVD.

LAUDERHILL, FL 33313 (Per Lien)

CITIBANK, N.A.

OR: 49016, Page: 1070

701 EAST 60TH STREET NORTH

SIOUX FALLS, SD 57117 (Per Judgment. No current Sunbiz record found.)

AMERICAN EXPRESS CENTURION BANK
(Per Judgment. No address found on document.)

OR: 49743, Page: 697

AMERICAN EXPRESS CENTURION BANK CORPORATION
200 VESEY STREET, 49TH FLOOR
NEW YORK, NY 10285 (Per Sunbiz. No Registered Agent named.)

THE LAW OFFICES OF MARCY E. ABITZ, P.A.
AND MARCY E. ABITZ, ESQ.
2455 HOLLYWOOD BLVD., STE. 114
HOLLYWOOD, FL 33020 (Per Lien)

Instrument: 112804578

MARCY E. ABITZ, PA,
MARCY E. ABITZ, ESQ.
10850 CAMERON CT., APT 207
(Per Attorney Charging Lien 112804578. No City, State or ZIP code included with address.)

KRISTINE M. JOHNSON, P.A.
KRISTINE M. JOHNSON, ESQ.
10620 GRIFFIN ROAD, SUITE 106
COOPER CITY, FL 33328 (Per Claim of Charging and Retaining Lien)

Instrument: 114008881

RASHTANOV LAW FIRM, P.L.
ILIAN RASHTANOV, ESQ.
ONE E. BROWARD BLVD., STE. 700
FORT LAUDERDALE, FL 33301 (Per Notice and Claim of Attorney's Charging Lien)

Instrument: 116047919

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5040 21 03 0340

CURRENT ASSESSED VALUE: \$311,550

HOMESTEAD EXEMPTION: Yes

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: 29885, Page: 1101

Quit Claim Deed

OR: 35146, Page: 965

Divorce Judgment

Instrument: 114029690

Final Judgment Quieting Title

Instrument: 116051773

Notice of Application for Tax Deed

Instrument: 116225256

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



Site Address	2701 SW 156 AVENUE, DAVIE FL 33331	ID #	5040 21 03 0340
Property Owner	MCDONOUGH, OLGA O H/E MCDONOUGH, RICHARD W	Millage	2412
Mailing Address	2701 SW 156 AVE DAVIE FL 33331	Use	01
Abbr Legal Description	D & M ACRES 85-15 B LOT 34		

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
2020	\$149,370	\$383,580	\$532,950	\$311,550	
2019	\$149,370	\$382,480	\$531,850	\$304,550	\$5,790.04
2018	\$149,370	\$378,940	\$528,310	\$298,880	\$5,598.17

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$532,950	\$532,950	\$532,950	\$532,950
Portability	0	0	0	0
Assessed/SOH 00	\$311,550	\$311,550	\$311,550	\$311,550
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$261,550	\$286,550	\$261,550	\$261,550

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/12/2016	QCD-T	\$100	113996304	\$4.00	37,343	SF
4/11/2003	QCD	\$100	35146 / 965			
9/10/1999	WD	\$242,500	29885 / 1101			
5/5/1980	WD*	\$65,000	9013 / 482			
				Adj. Bldg. S.F. (Card, Sketch)		2955
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1999/1998		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24	D		B					
R	1		B					
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #44037

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of February 2021, 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:

TOWN OF DAVIE 6591 ORANGE DR DAVIE, FL 33314	MCDONOUGH,OLGA O 2701 SW 156 AVE DAVIE, FL 33331	MCDONOUGH,RICHARD W 2701 SW 156 AVE DAVIE, FL 33331	TOWN OF DAVIE CODE COMPLIANCE DIVISION 1230 SOUTH NOB HILL ROAD DAVIE, FL 33324
CITY OF LAUDERHILL, CODE ENFORCEMENT UNIT 5581 W. OAKLAND PARK BLVD. LAUDERHILL, FL 33313	RASHTANOV LAW FIRM, P.L., ILIAN RASHTANOV, ESQ. ONE E. BROWARD BLVD., STE. 700 FORT LAUDERDALE, FL 33301	THE LAW OFFICES OF MARCY E. ABITZ, P.A. AND MARCY E. ABITZ, ESQ. 2455 HOLLYWOOD BLVD., STE. 114 HOLLYWOOD, FL 33020	AMERICAN EXPRESS CENTURION BANK CORPORATION 4315 SOUTH 2700 WEST SALT LAKE CITY, UT 84184
AMERICAN EXPRESS CENTURION BANK CORPORATION 200 VESEY STREET, 49TH FLOOR NEW YORK, NY 10285	KRISTINE M. JOHNSON, P.A., KRISTINE M. JOHNSON, ESQ. 10620 GRIFFIN ROAD, SUITE 106 COOPER CITY, FL 33328	NICKALAU B TAYLOR, ESQ 66 W FLAGLER ST FL 6 MIAMI, FL 33130	NICKALAU TAYLOR, ESQ 1551 SAWGRASS CORPORATE PARKWAY #110 SUNRISE, FL 33323
PATRICK A CAREY, ESQ 10967 LAKE UNDERHILL ROAD #125 ORLANDO, FL 32825	RAMONA L TOLLEY, ESQ 517 SW 1ST AVE FORT LAUDERDALE, FL 33301	MARCY E. ABITZ, PA, MARCY E. ABITZ, ESQ. 10850 CAMERON CT., APT 207 DAVIE, FL 33324	CITIBANK (SOUTH DAKOTA) N.A. 701 EAST 60TH STREET NORTH SIOUX FALLS, SD 57117
REGIONS BANK C/O CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301	CITIBANK, N.A. 701 EAST 60TH STREET NORTH SIOUX FALLS, SD 57117	*GOMEZ, JORGE & MARTHA 2681 SW 156 AVE DAVIE, FL 33331	*REISLER, DEAN & BONNIE 2741 SW 156 AVE DAVIE, FL 33331-1504

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of February 2021 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

1X

Broward County, Florida

INSTR # 116225256

Recorded 12/10/19 at 03:30 PM

Broward County Commission

1 Page(s)

#7

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 44037

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: 504021-03-0340
Certificate Number: 11509
Date of Issuance: 05/25/2017
Certificate Holder: AFFILIATED TAX CO LLC - 17
Description of Property: D & M ACRES 85-15 B
LOT 34

Name in which assessed: MCDONOUGH,OLGA O H/E MCDONOUGH,RICHARD W
Legal Titleholders: MCDONOUGH,OLGA O H/E
MCDONOUGH,RICHARD W
2701 SW 156 AVE
DAVIE, FL 33331

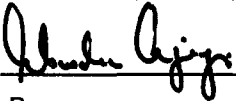
All of said property being in the County of Broward, State of Florida.

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:

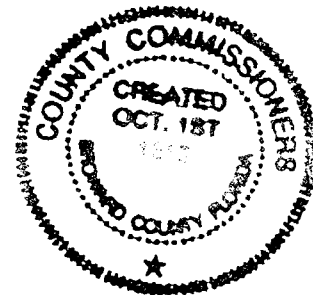
broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 2nd day of December, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 02/13/2020, 02/20/2020, 02/27/2020 & 03/05/2020
Minimum Bid: 187104.85

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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LOT 34

Name in which assessed: MCDONOUGH, OLGA O H/EMCDONOUGH, RICHARD W
Legal Titleholders: MCDONOUGH, OLGA O H/E
MCDONOUGH, RICHARD W
2701 SW 156 AVE
DAVIE, FL 33331

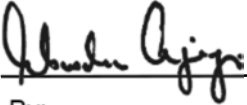
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of March, 2021. 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 17th day of December, 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: 02/11/2021, 02/18/2021, 02/25/2021 & 03/04/2021
Minimum Bid: 203167.48

Prepared by and Return to:
Katie Zgutowicz
GoTitleDirect.com
National Titlesource
2877 County 10
St. Paul, MN 55112

QUITCLAIM DEED

Made this 11th day of April, 2003, between:

Richard W. McDonough and Olga O. McDonough, husband and wife
of the County of Broward, State of Florida, party of the first part, and
Olga O. McDonough, a married woman

Whose address is: 2701 Southwest 156th Ave., Davie, FL 33331
Whose Social Security Number(s) is/are: [REDACTED]
Of the County of Broward, State of Florida, party of second part,

WITNESSETH: that the said parties of the first part, for and in consideration of the sum of TEN AND NO/100 -- DOLLARS, in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the parties of the second part, and their heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida, to wit:

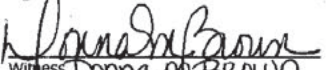
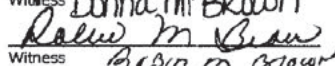
LOT 34 OF D & M ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

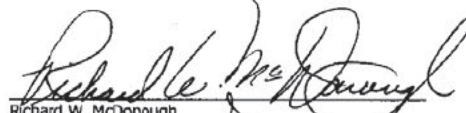
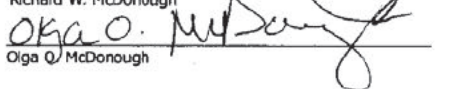
Parcel Identification Number: 10021-03-03400

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behalf of the said parties of the second part, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed and Sealed in Our Presence


Witness Donna M. Brown

Witness Robin M. Brown


Richard W. McDonough

Olga O. McDonough

STATE OF FLORIDA)
)ss.
County of BROWARD)

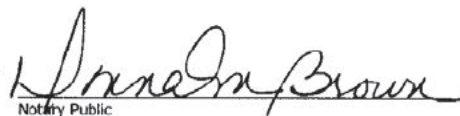
Before me, personally appeared Richard W. McDonough and Olga O. McDonough who executed the foregoing instrument, and acknowledged to and before me that they executed the same for the purposes therein expressed and who did produce FLORIDA DRIVERS LICENSE as identification and who did take an oath.

WITNESS my hand and official seal this 23rd day of April, 2003, at County and State aforesaid.


Fidelity National Title
7700 Irvine Center Dr. #460
Irvine, California 92618



Donna M. Brown
Commission # DD008259
Expires March 11, 2005
Bonded Through
Atlantic Bonding Co., Inc.


Notary Public

My commission expires: March 11, 2005

①



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

Detail by Entity Name

Foreign Profit Corporation

AMERICAN EXPRESS CENTURION BANK CORPORATION

Filing Information

Document Number	F09000004944
FEI/EIN Number	11-2869526
Date Filed	12/11/2009
State	UT
Status	INACTIVE
Last Event	WITHDRAWAL
Event Date Filed	05/08/2018
Event Effective Date	NONE

Principal Address

4315 South 2700 West
Salt Lake City, UT 84184

Changed: 04/05/2018

Mailing Address

200 VESEY STREET, 49TH FLOOR
NEW YORK, NY 10285

Changed: 05/08/2018

Registered Agent Name & Address

NONE
Registered Agent Revoked: 05/08/2018

Officer/Director Detail

Name & Address

Title Director

Carter, Lynn A.
4315 South 2700 West
Salt Lake City, UT 84184

Title Director

Fabara, Paul D.
4315 South 2700 West

Salt Lake City, UT 84184

Title Director

Garciaz, Maria J.
4315 South 2700 West
Salt Lake City, UT 84184

Title Director/President

Garinger, Robert
4315 South 2700 West
Salt Lake City, UT 84184

Title Director

Heine, Timothy J.
4315 South 2700 West
Salt Lake City, UT 84184

Title Director

Miller, Edward D.
4315 South 2700 West
Salt Lake City, UT 84184

Title Director

Oveson, W. Val
4315 South 2700 West
Salt Lake City, UT 84184

Title Director

Pickett, Denise M.
4315 South 2700 West
Salt Lake City, UT 84184

Title Treasurer

Roberts, Denise D.
4315 South 2700 West
Salt Lake City, UT 84184

Title Director

Rohr, Jeffrey P.
4315 South 2700 West
Salt Lake City, UT 84184

Title Director

Taylor, William J.

4315 South 2700 West
Salt Lake City, UT 84184

Title Secretary

Turnbull, Douglas C.
4315 South 2700 West
Salt Lake City, UT 84184

Title Director

Varadachary, Venkat
4315 South 2700 West
Salt Lake City, UT 84184

Annual Reports

Report Year	Filed Date
2016	04/05/2016
2017	04/20/2017
2018	04/05/2018

Document Images

05/08/2018 -- Withdrawal	View image in PDF format
04/05/2018 -- ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
04/05/2016 -- ANNUAL REPORT	View image in PDF format
04/11/2015 -- ANNUAL REPORT	View image in PDF format
04/05/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
03/31/2012 -- ANNUAL REPORT	View image in PDF format
01/10/2011 -- ANNUAL REPORT	View image in PDF format
11/03/2010 -- REINSTATEMENT	View image in PDF format
12/11/2009 -- Foreign Profit	View image in PDF format



**FINAL ORDER IMPOSING
FINE/CLAIM OF LIEN**

CE # 11020146

CITY OF LAUDERHILL

Petitioner,

vs.

**52ND AVENUE APARTMENTS INC % RICHARD W
MCDONOUGH**

2701 SW 156 AVE Fort Lauderdale, FL 33331

Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 21st day of July, 2011 and based on the evidence, the Board pursuant to a 7/0 vote/Special Master, enters the following:

FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	Description	Date Complied	Date Board Order Comply (Orig/New)	Daily Fine
Code of Ordinance - Chapter10...	Section 10-15(c):	Overgrown trees/shrubs need to be trimmed. Trees over roadway must allow 14 ft. vertical clearance for traffic. Trees and shrubs may not obstruct sidewalk....		(Orig) 5/6/2011 (New) 5/6/2011	\$35.00
Code of Ordinance - Chapter10...	Section 10-15(e):	Remove trash and debris from property....		(Orig) 5/6/2011 (New) 5/6/2011	\$35.00
Land Development Regulation - ART III...	Section 5.18.17:	Repair/remove/replace damaged fence...		(Orig) 5/6/2011 (New) 5/6/2011	\$35.00

PROPERTY IN VIOLATION

Issue Date	7/26/2011
CE #	11020146
Folio	494135400010
Recipient	52ND AVENUE APARTMENTS INC % RICHARD W MCDONOUGH
Address	2701 SW 156 AVE Fort Lauderdale, FL 33331
Identified By	Lauderhill, FL 33313
Verified By	

CONCLUSIONS OF LAW:

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of **\$85.00** which is due on or before **5/13/2011** which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day.

COMPLIANCE/RELEASE OF LIEN: Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and costs are paid, a Release of Lien can be obtained.

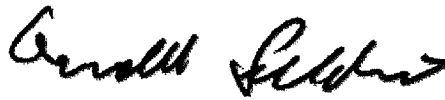
RATIFICATION/CERTIFICATION OF FINE: These fines were ratified and certified by the Code Board/Special Master at a hearing held on 1/1/0001 prior to the imposition of the Claim of Lien.

APPEAL: You may appeal a Final Order by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

RECONSIDERATION/MITIGATION: If you wish to request a reconsideration/mitigation of the time/fine after an Order has been issued, you must forward a written request to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderhill, Florida, 33313, within **sixty (60)** months of the date of the Order.

COMMENTS:

DONE AND ORDERED this 26th day of July, 2011.



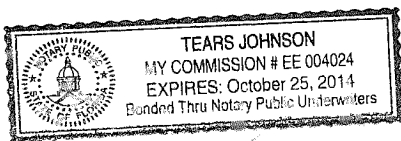
Arnold Seldin

Chairperson, Code Enforcement Board

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26 day of July, 2012
by Arnold Seldin



 NOTARY PUBLIC, STATE OF FLORIDA

Personally known ☒ or produced identification ☐

Type of identification produced _____

Filing # 23556313 E-Filed 02/10/2015 05:46:48 AM

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

REGIONS BANK,

CASE NO: 11-026454 CA 11

Plaintiff,

vs.

OLGA MCDONOUGH and RICHARD MCDONOUGH,
ET. AL.

Defendant.

NOTICE AND CLAIM OF ATTORNEY'S CHARGING LIEN

: COMES NOW, THE LAW OFFICES OF MARCY E. ABITZ, P.A and MARCY E. ABITZ, ESQ., 2455 Hollywood Blvd., Ste. 114, Hollywood, FL 33020, hereby files this Notice and Claim of Attorney's Charging Lien **in the amount of \$5,000.00, superior in dignity to any other liens entered subsequent to May 29, 2012**, as and for unpaid compensation for legal services rendered, and expenses and disbursements due and owing through July 2014, by Defendant, RICHARD MCDONOUGH, upon all proceeds received by RICHARD MCDONOUGH in this matter, and upon all of his right, title and interest in any and all real property, personal property or funds received, or receivable by Defendant in this action, whether by settlement, judgment or otherwise in the instant action, within the jurisdiction of this Court, and in support thereof states:

1. THE LAW OFFICES OF MARCY E. ABITZ, P.A and MARCY E. ABITZ, ESQ. entered into a written retainer agreement with Defendant, RICHARD MCDONOUGH, as a prerequisite to performing legal services in this action. This Agreement included an express understanding that MCDONOUGH would be charged a recurring monthly fee for legal services, payable on a monthly basis, until the matter was resolved, or until one of the parties terminated the Agreement.

2. In August 2014, Defendant, RICHARD MCDONOUGH, formally terminated THE LAW OFFICES OF MARCY E. ABITZ, P.A and MARCY E. ABITZ, ESQ. as his counsel, and now refuses to tender payment for more than twelve (12) months of legal services performed under the aforementioned Agreement.

3. THE LAW OFFICES OF MARCY E. ABITZ, P.A and MARCY E. ABITZ, ESQ. has the right to a charging lien against any real property, personal property or funds, received or receivable, by Defendant in this action, whether by settlement, judgment, award pursuant to contract or pursuant to statutory authority, or otherwise awarded, in the instant action.

4. Defendant, RICHARD MCDONOUGH, presently owes the LAW OFFICES OF MARCY E. ABITZ, P.A and MARCY E. ABITZ, ESQ. the sum of \$5,000.00 for the performance of legal services and the expenditure of costs in connection with the representation of Defendant in the instant action.

5. A charging lien, as well as a retaining lien, is entitled and necessary in order to protect such fees and costs until such time as said fees and costs are paid to THE LAW OFFICES OF MARCY E. ABITZ, P.A and MARCY E. ABITZ, ESQ., and therefore THE LAW OFFICES OF MARCY E. ABITZ, P.A and MARCY E. ABITZ, ESQ. are entitled to a charging lien against any real property, personal property or funds received or receivable by Defendant in this action, whether by settlement, judgment, award pursuant to contract or pursuant to statutory authority, or otherwise awarded, in the instant action.

6. The attorneys' charging lien of THE LAW OFFICES OF MARCY E. ABITZ, P.A and MARCY E. ABITZ, ESQ., **is superior in dignity to any other liens asserted subsequent to May 29, 2012**, pursuant to applicable Florida case law.

DATED this 10th day of February, 2015.

Respectfully submitted,

By: /s/ Marcy E. Abitz
Marcy E. Abitz, Esq./FBN 618772
marcy@abitzlawgroup.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was forwarded via electronic mail, pursuant to Fla. R. Jud. Admin. 2.516, on this 10th day of February, 2015, to: Caridad M. Garrido, Esq. and Peter Hernandez, Esq., Garrido & Rundquist PA, (cary@garridorundquist.com and peter@garridorundquist.com; Philippe Symonovicz, Esq., (pslawflservice@hotmail.com); Dorothy Negrin & Caitlin Trowbridge, Esq. (docketingmiami@rumberger.com, dnegrin@rumberger.com, and ctrowbridge@rumberger.com)

By: s/Marcy E. Abitz
Marcy E. Abitz, Esq.
Florida Bar No. 618772
marcy@abitzlawgroup.com

Marcy E. Abitz, P.A.
10850 Cameron Ct., Apt 207
786-474-7145
305-342-6207 (cell)
305-397-1456 (fax)

CFN # 111307344, OR BK 49487 Page 164, Page 1 of 1, Recorded 02/06/2013 at 02:32 PM, Broward County Commission, Deputy Clerk 3505

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

AMERICAN EXPRESS CENTURION BANK,
A Utah State Chartered Bank,

CASE NO.: 12-02248-COWE-81

Plaintiff,

vs.

OLGA O. MCDONOUGH, AKA OLGA C.
OSPINA,

Defendant.

DEFAULT FINAL JUDGMENT

THIS CAUSE having come before this Honorable Court upon the cause of action stated in Plaintiff's Complaint against the Defendant, and the Court being fully advised in the premises, it is thereupon:

ORDERED AND ADJUDGED that:

1. Final Judgment is hereby entered in favor of Plaintiff, **AMERICAN EXPRESS CENTURION BANK**, and against Defendant, **Olga O. McDonough, aka Olga C. Ospina**, in the principal sum of \$ 10,929.35, plus costs in the sum of \$ 345.00, making a total of \$ 11,274.35, that shall bear interest at the rate of four point seven five (4.75%) percent per annum, as provided by Fla. Stat. §55.03., for all of which let execution issue.
2. It is further ordered and adjudged that the judgment debtor(s) shall complete under oath Fla. R. Civ. P. Form 1.977 (Fact Information Sheet), including all required Attachments, and serve it on the judgment creditors' attorney, or the judgment creditors if the judgment creditors are not represented by an attorney, within forty-five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.
3. Jurisdiction in this case is retained to enter further orders that are proper to complete the judgment debtor(s) to complete form 1.977, including all required attachments, and serve it on the judgment creditors' attorney or the judgment creditor if an attorney does not represent the judgment creditor.
4. The Court reserves further jurisdiction to enter further Orders and Judgments to award Plaintiff post-judgment costs.

Done **DONE AND ORDERED** in Chambers in Broward County, Florida this 23 day of Jan, 2013.

JUDGE

Copies furnished:
Nickalaus Taylor, Esq., 1551 Sawgrass Corporate Parkway, #110, Sunrise, Florida 33323
Olga O. McDonough, aka Olga C. Ospina, 2701 SW 156th Ave, Davie, FL 33331

13 JAN 22 PM 4:38
BROWARD COUNTY CLERK
11162045



I hereby certify this document to be a true,
correct and complete copy of the record
filed in my office. Dated this 26th
of April, 20 13
County Administrator.
By William M. Ellis
Deputy Clerk



INSTR # 99585380
 OR BK 29885 PG 1101
 RECORDED 09/29/99 09:23 AM
 COMMISSION
 BROWARD COUNTY
 DOC STMP-D 1,697.50
 DEPUTY CLERK 1037

This Document Prepared By:
 David Mann
 680 N.E. 40th Court
 Fort Lauderdale, Florida 33334

Parcel ID Number: 0021-03-03400

Warranty Deed

This Indenture, Made this 10TH day of September, 1999 A.D., Between

of the County of Broward State of Florida, grantor, and
RICHARD W. MCDONOUGH and OLGA O. MCDONOUGH, husband and wife

whose address is: 2701 S.W. 156th Avenue, Davie, FL 33331

of the County of Broward, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of
 -----TEN DOLLARS (\$10)----- DOLLARS,
 and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has
 granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
 lying and being in the County of Broward State of Florida to wit:

Lot 34 of D & M ACRES, according to the Plat thereof, recorded in
Plat Book 85, Page 15, of the Public Records of Broward County,
Florida.

Subject to restrictions, reservations and easements of record, if
 any, and taxes subsequent to 1998.

The property herein conveyed DOES NOT constitute the HOMESTEAD
 property of the Grantor. The Grantor's HOMESTEAD address is 4705
 N.E. 25th Avenue, Fort Lauderdale, Florida 33308.

RENEW TO: BURNING LEE
 11955 U.S. Dixie Highway
 Miami, FL 33144

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

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
 Printed Name: KIMBERLEY J. LOZITO
 Witness

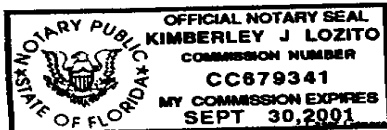
[Signature] (Seal)
 DAVID MANN
 P.O. Address: 680 N.E. 40th Court, Fort Lauderdale, FL 33334

[Signature]
 Printed Name: DARREN PENNIS
 Witness

STATE OF Florida
 COUNTY OF Broward

The foregoing instrument was acknowledged before me this 10TH day of September, 1999 by
DAVID MANN, a married man

he is personally known to me or he has produced his _____
 as identification.



[Signature]
 Printed Name: KIMBERLEY J. LOZITO
 Notary Public
 My Commission Expires: _____

Prepared By & Return to:
Kristine M. Johnson, Esq.
10620 Griffin Road, Suite 106
Cooper City, Florida 33328

Property Appraisers Parcel Identification
No: 10021-03-03400

Space Above This Line for Processing Data

Space Above This Line For Recording

QUITCLAIM DEED

This instrument executed this 12th day of October, 2016, by the first party **Olga O. McDonough**, a married woman, whose address is 2701 SW 156th Ave, Davie, Florida 33331, as Grantor, to the second parties, **Richard W. McDonough** and **Olga O. McDonough**, Husband and Wife, as Grantees.

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 and other valuable consideration in hand paid by the said second party whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party, as joint tenants in common with right of survivorship, all the right, title, interest, claim and demand which said first party has in and to the following described lot, place or parcel of land, situate, lying and being in the County of **Broward** State of Florida to wit:

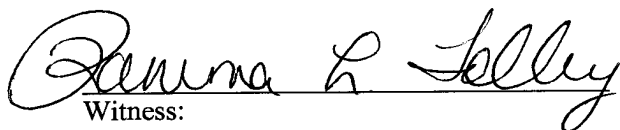
Lot 34 of D & M Acres, According to the thereof, Recorded in Plat Book 85, page 15 of the Public Records of Broward County, Florida.

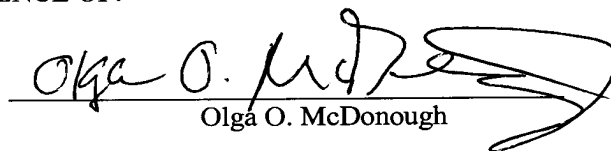
THIS DOCUMENT was prepared using information provided by the parties and there are no warranties made as to the accuracy of the information contained herein at the parties' request. Not title search has been conducted. This deed is being executed pursuant to a dissolution of marriage. This property is not the Grantor's homestead.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, said first party has signed and sealed these presents the day and year first above forever.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:


Witness:


Olga O. McDonough


Witness:

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 12th day of Oct, 2016 by **Olga O. McDonough**, who has produced Divulsiary as identification or who is personally known to me and who did take an oath.

My Commission Expires:



NOTARY PUBLIC, State of Florida



2 of 2

GCD-McDonough. # 10021-03-03400

Filing # 95526906 E-Filed 09/11/2019 12:55:46 PM

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

CASE NO. CACE-19-014542

RICHARD W. MCDONOUGH and OLGA O.

MCDONOUGH,

Plaintiff(s),

vs.

REGIONS BANK, an Alabama Banking Corporation,

Defendant.

/

NOTICE AND CLAIM OF ATTORNEY'S CHARGING LIEN

COMES NOW, The Rashtanov Law Firm, P.L., One E. Broward Blvd., Ste. 700, Fort Lauderdale, FL 33301, hereby files this Notice and Claim for Attorney's Charging Lien ("Lien") in the amount of **\$5,465.00**, and as grounds therefore states:

1. This Lien is against the real property subject to this lawsuit situated in Broward County, Florida, namely:
Lot 34 of D & M Acres, according to the Plat thereof, recorded in Plat Book 85, Page 15 of the Public Records of Broward County, Florida,
AKA 2701 SW 156 AVENUE, DAVIE FL 33331("Property").
2. Property is owned by Plaintiffs, RICHARD W. MCDONOUGH and/or OLGA O. MCDONOUGH.
3. This Lien is pursuant to an express agreement with Plaintiffs, and for amount apprising of unpaid compensation for legal services rendered and expenses currently due and owing by Plaintiffs.

Dated: September 11, 2019

The Rashtanov Law Firm, P.L.
One E. Broward Blvd., Suite 700
Fort Lauderdale, FL 33301
Tel. (954) 336-0599
By: /s/ Ilian Rashtanov
ILIAN RASHTANOV, ESQ.
Fla. Bar. No. 0811181
ir@rashtanov-law.com

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 9/10/2019 4:30:00 PM.****

16

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

CASE NO. CACE-19-014542 (25)

RICHARD W. MCDONOUGH and OLGA O.
MCDONOUGH,
Plaintiff(s),

vs.

REGIONS BANK, an Alabama Banking Corporation,
Defendant.

Filed In Open Court,
CLERK OF THE CIRCUIT COURT
ON 9-10-19
BY mf

FINAL JUDGMENT QUIETING TITLE

This cause having come before the court upon Plaintiff's Motion for Default Judgment Quieting Title, and the Court having reviewed the court file, heard argument of counsel, and being further advised in the premises, it is ORDERED AND ADJUDGED, as follows:

1. Title to the subject real property, namely:

**Lot 34 of D & M Acres, according to the Plat thereof, recorded in Plat Book 85,
Page 15 of the Public Records of Broward County, Florida,
AKA 2701 SW 156 AVENUE, DAVIE FL 33331("Property"),**

is quieted pursuant to F.S. §65.021 and confirmed in Plaintiff(s), RICHARD W. MCDONOUGH and OLGA O. MCDONOUGH, whose post office address is 2701 SW 156 AVENUE, DAVIE FL 33331.

2. Any and all cloud on Plaintiff's title to the Property with respect to the Defendant(s), REGIONS BANK, an Alabama Banking Corporation, and all parties having or claiming by, through, under or against any and all persons claiming any right, title, interest, claim, lien, estate or demand against the named Defendants in regard to the Property is hereby removed, discharged, extinguished.

3. Good fee simple title to Property is hereby vested in Plaintiff as against those

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 9/10/2019 4:30:00 PM.****

CASE NO. CACE-19-014542

FINAL JUDGMENT QUIETING TITLE

mentioned above.

4. The court make a specific finding that the mortgage ("Mortgage") in favor of Defendant, REGIONS BANK, recorded in Official Records Book 45364, Page 976, of the Public Records of Broward County, Florida, is a forgery and, as such, the Mortgage is void on its face and does not create a lien against the Property.

DONE AND ORDERED in Court/Chambers in Fort Lauderdale, Broward County, Florida, this 10th day of September, 2019.



CIRCUIT JUDGE

Copies furnished to:

Ilian Rashtanov, Esq.
The Rashtanov Law Firm, P.L.
One E. Broward Blvd., Ste. 700
Fort Lauderdale, FL 33301
Attorney for Plaintiff

REGIONS BANK
c/o CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

IN COUNTY COURT, CIVIL DIVISION,
BROWARD COUNTY, FLORIDA

CITIBANK, N.A.
701 EAST 60TH STREET NORTH
SIOUX FALLS, SD 57117
Plaintiff

VS.

OLGA C OSPINA
2701 SW 156TH AVE
DAVIE, FL 33331-1504
Defendant / CASE NO.: 12-2824 CONO 73

FINAL JUDGMENT
(SMALL CLAIMS)

This action came before the Court, and the Defendant having failed to appear at the Pretrial Conference and a default having been entered, it is adjudged that the Plaintiff, CITIBANK, N.A., 701 EAST 60TH STREET NORTH SIOUX FALLS, SD 57117, recover from the Defendant, OLGA C OSPINA, 2701 SW 156TH AVE DAVIE, FL 33331-1504, and last digits of social security number XXX-XX- [REDACTED] the principal sum of \$3,490.95, with costs of \$350.00, for a total of \$3,840.95, which shall bear interest at the prevailing statutory interest rate of 4.75% per year from this date through December 31 of this current year, for which let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes.

It is further ordered and adjudged that the defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED IN CHAMBERS, BROWARD COUNTY, FLORIDA.

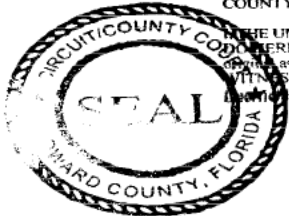
Dated: May 30, 2012.

COUNTY JUDGE

CC:
PATRICK A. CAREY, ESQUIRE
10967 LAKE UNDERHILL RD. UNIT 125
ORLANDO, FL 32825
(407) 380-1333

OLGA C OSPINA
2701 SW 156TH AVE
DAVIE FL 33331-1504

STATE OF FLORIDA
COUNTY OF BROWARD COUNTY CLERK OF COURT



THE UNDERSIGNED Deputy Clerk of the County Court, Broward County, Florida
HEREBY CERTIFY the within and foregoing is a true and correct copy of the
as it appears on record in the office of the Court of Broward County, Florida.
WITNESS my hand and Seal of County Court
Fort Lauderdale, Florida

JUL 10 2012

HOWARD C. FORMAN, Clerk County Court

Deputy Clerk

CLERK COUNTY COURT
BROWARD COUNTY, FLORIDA

2012 MAY 31 PM 3:43

10974

JUL 13 2012

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 44037

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: 504021-03-0340
Certificate Number: 11509
Date of Issuance: 05/25/2017
Certificate Holder: AFFILIATED TAX CO LLC - 17
Description of Property: D & M ACRES 85-15 B
LOT 34

Name in which assessed: MCDONOUGH,OLGA O H/E MCDONOUGH,RICHARD W
Legal Titleholders: MCDONOUGH,OLGA O H/E
MCDONOUGH,RICHARD W
2701 SW 156 AVE
DAVIE, FL 33331

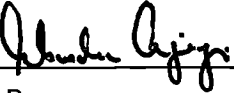
All of said property being in the County of Broward, State of Florida.

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.*

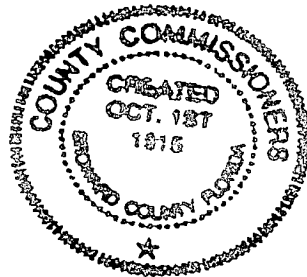
Dated this 2nd day of December, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 02/13/2020, 02/20/2020, 02/27/2020 & 03/05/2020
Minimum Bid: 187104.85

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

DATE: February 1st, 2021

PROPERTY ID # 504021-03-0340 (TD # 44037)

WARNING

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

MCDONOUGH, OLGA O
2701 SW 156 AVE
DAVIE, FL 33331

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2701 SW 156 AVENUE, DAVIE, FL 33331 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 26, 2021\$34,205.68
Or
- * Estimated Amount due if paid by March 16, 2021\$34,593.65

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 17, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

**FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury**

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

DATE: February 1st, 2021

PROPERTY ID # 504021-03-0340 (TD # 44037)

WARNING

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

MCDONOUGH, RICHARD W
2701 SW 156 AVE
DAVIE, FL 33331

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

DATE: February 1st, 2021

PROPERTY ID # 504021-03-0340 (TD # 44037)

WARNING

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

AMERICAN EXPRESS CENTURION BANK CORPORATION
200 VESEY STREET, 49TH FLOOR
NEW YORK, NY 10285

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2701 SW 156 AVENUE, DAVIE, FL 33331 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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www.broward.org/recordstaxestreasury

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

DATE: February 1st, 2021

PROPERTY ID # 504021-03-0340 (TD # 44037)

WARNING

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

CITIBANK, N.A.
701 EAST 60TH STREET NORTH
SIOUX FALLS, SD 57117

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

- * Estimated Amount due if paid by February 26, 2021\$34,205.68
Or
- * Estimated Amount due if paid by March 16, 2021\$34,593.65

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**FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury**

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

DATE: February 1st, 2021

PROPERTY ID # 504021-03-0340 (TD # 44037)

WARNING

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CITY OF LAUDERHILL, CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

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DATE: February 1st, 2021

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KRISTINE M. JOHNSON, P.A., KRISTINE M. JOHNSON, ESQ.
10620 GRIFFIN ROAD, SUITE 106
COOPER CITY, FL 33328

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RASHTANOV LAW FIRM, P.L., ILIAN RASHTANOV, ESQ.
ONE E. BROWARD BLVD., STE. 700
FORT LAUDERDALE, FL 33301

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THE LAW OFFICES OF MARCY E. ABITZ, P.A. AND MARCY E. ABITZ, ESQ.
2455 HOLLYWOOD BLVD., STE. 114
HOLLYWOOD, FL 33020

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TOWN OF DAVIE
6591 ORANGE DR
DAVIE, FL 33314

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TOWN OF DAVIE
CODE COMPLIANCE DIVISION
1230 SOUTH NOB HILL ROAD
DAVIE, FL 33324

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DATE: February 1st, 2021

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AMERICAN EXPRESS CENTURION BANK CORPORATION
4315 SOUTH 2700 WEST
SALT LAKE CITY, UT 84184

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NICKALAUS B TAYLOR, ESQ
66 W FLAGLER ST FL 6
MIAMI, FL 33130

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NICKALAUS TAYLOR, ESQ
1551 SAWGRASS CORPORATE PARKWAY #110
SUNRISE, FL 33323

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PATRICK A CAREY, ESQ
10967 LAKE UNDERHILL ROAD #125
ORLANDO, FL 32825

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RAMONA L TOLLEY, ESQ
517 SW 1ST AVE
FORT LAUDERDALE, FL 33301

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MARCY E. ABITZ, PA, MARCY E. ABITZ, ESQ.
10850 CAMERON CT., APT 207
DAVIE, FL 33324

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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

* Estimated Amount due if paid by February 26, 2021\$34,205.68

Or

* Estimated Amount due if paid by March 16, 2021\$34,593.65

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 17, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: February 1st, 2021

PROPERTY ID # 504021-03-0340 (TD # 44037)

WARNING

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

CITIBANK (SOUTH DAKOTA) N.A.
701 EAST 60TH STREET NORTH
SIOUX FALLS, SD 57117

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2701 SW 156 AVENUE, DAVIE, FL 33331 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

DATE: February 1st, 2021
PROPERTY ID # 504021-03-0340 (TD # 44037)

WARNING

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REGIONS BANK
C/O CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

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

DATE: February 1st, 2021

PROPERTY ID # 504021-03-0340 (TD # 44037)

WARNING

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

GOMEZ, JORGE & MARTHA
2681 SW 156 AVE
DAVIE, FL 33331

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

DATE: February 1st, 2021

PROPERTY ID # 504021-03-0340 (TD # 44037)

WARNING

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REISLER, DEAN & BONNIE
2741 SW 156 AVE
DAVIE, FL 33331-1504

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TOWN OF DAVIE
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DAVIE, FL 33314

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CODE COMPLIANCE DIVISION
1230 SOUTH NOB HILL ROAD
DAVIE, FL 33324

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ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

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RASHTANOV LAW FIRM, P.L., ILIAN
RASHTANOV, ESQ.
ONE E. BROWARD BLVD., STE. 700
FORT LAUDERDALE, FL 33301

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THE LAW OFFICES OF MARCY E. ABITZ,
P.A. AND MARCY E. ABITZ, ESQ.
2455 HOLLYWOOD BLVD., STE. 114
HOLLYWOOD, FL 33020

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BANK CORPORATION
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SALT LAKE CITY, UT 84184

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NEW YORK, NY 10285

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KRISTINE M. JOHNSON, P.A.,
KRISTINE M. JOHNSON, ESQ.
10620 GRIFFIN ROAD, SUITE 106
COOPER CITY, FL 33328

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NICKALAUS B TAYLOR, ESQ
66 W FLAGLER ST FL 6
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NICKALAUS TAYLOR, ESQ

Street and Apt. N 1551 SAWGRASS CORPORATE PARKWAY #110
SUNRISE, FL 33323

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City, State, ZIP+4	10967 LAKE UNDERHILL ROAD #125
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517 SW 1ST AVE
FORT LAUDERDALE, FL 33301

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TD 44037 MARCH 2021 WARNING
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10850 CAMERON CT., APT 207
DAVIE, FL 33324

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REGIONS BANK
C/O CORPORATION SERVICE COMPANY
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TD 44037 MARCH 2021 WARNING

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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

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GOMEZ, JORGE & MARTHA
2681 SW 156 AVE
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- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 44037 MARCH 2021 WARNING

REISLER, DEAN & BONNIE
2741 SW 156 AVE
DAVIE, FL 33331-1504

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 44037 MARCH 2021 WARNING
MCDONOUGH, RICHARD W
2701 SW 156 AVE
DAVIE, FL 33331



9590 9402 6108 0209 6880 79

2 7020 0640 0000 9492 7424

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ 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

- | | |
|--|---|
| <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"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery | |

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44037 MARCH 2021 WARNING
 MCDONOUGH, OLGA O
 2701 SW 156 AVE
 DAVIE, FL 33331



9590 9402 6108 0209 6880 86

2

7020 0640 0000 9492 7417

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ 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
- ☐ 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 mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 44037 MARCH 2021 WARNING
RASHTANOV LAW FIRM, P.L., ILIAN
RASHTANOV, ESQ.
ONE E. BROWARD BLVD., STE. 700
FORT LAUDERDALE, FL 33301



9590 9402 6108 0209 6880 48

7020 0640 0000 9698 4470

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐
- Agent
-
- ☐
- Addressee

B. Received by (Printed Name)

Cindy Sent

C. Date of Delivery

2/8/21

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"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44037 MARCH 2021 WARNING
MARCY E. ABITZ, PA, MARCY E. ABITZ, ESQ.
10850 CAMERON CT., APT 207
DAVIE, FL 33324



9590 9402 6108 0209 6879 59

2

7020 0640 0000 9698 4562

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

COVID 19

C. Date of Delivery

2/8/2021

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

Delv 2/8/2021

3. Service Type

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

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

Delivery Restricted Delivery

Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44037 MARCH 2021 WARNING
NICKALAUS TAYLOR, ESQ
1551 SAWGRASS CORPORATE PARKWAY #110
SUNRISE, FL 33323



9590 9402 6108 0209 6879 80

7020 0640 0000 9698 4531

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

SP2309 C19

☐ Agent☒ Addressee

B. Received by (Printed Name)

Suite 110

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
- ☐ Collect on Delivery

Delivery Restricted Delivery

all

all 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 44037 MARCH 2021 WARNING
KRISTINE M. JOHNSON, P.A.,
KRISTINE M. JOHNSON, ESQ.,
10620 GRIFFIN ROAD, SUITE 106
COOPER CITY, FL 33328



9590 9402 6108 0209 6880 00

2. 7020 0640 0000 9698 4517

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

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

(over \$500)

Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44037 MARCH 2021 WARNING
PATRICK A CAREY, ESQ
10967 LAKE UNDERHILL ROAD #125
ORLANDO, FL 32825



9590 9402 6108 0209 6879 73

7020 0640 0000 9698 4548

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x mm 33

☐ Agent☐ Addressee

B. Received by (Printed Name)

C-19

C. Date of Delivery

29-21

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

all

Restricted Delivery
(over \$500)

- ☐ Priority Mail®
- ☐ 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 mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 44037 MARCH 2021 WARNING
REGIONS BANK
C/O CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301



9590 9402 6108 0209 6879 35

7020 0640 0000 9698 4586

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ AddresseeB. Received by (Printed Name)
Ronnie Long

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
- ☐ Signature Restricted Delivery
- ☐ Signature Restricted Delivery Mail
- ☐ Signature Restricted Delivery (over \$500)

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

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

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 44037 MARCH 2021 WARNING
CITIBANK (SOUTH DAKOTA) N.A.
701 EAST 60TH STREET NORTH
SIOUX FALLS, SD 57117



9590 9402 6108 0209 6879 42

7020 0640 0000 9698 4579

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Roelita Ruddy

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"/> Signature Confirmation Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500) | |

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

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:

TELEPHONE 037 MARCH 2021 WARNING
NICKALOUS B TAYLOR, ESQ
66 W FLAGLER ST FL 6
MIAMI, FL 33130



9590 9402 6108 0209 6879 97

7020 0640 0000 9698 4524

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *ART 55 C19*☐ Agent☐ Addressee

B. Received by (Printed Name)

ART 55 C19

C. Date of Delivery

*2/8/21*D. Is delivery address different from item
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☐ Collect on Delivery Restricted Delivery☐ Collect on Delivery Restricted Delivery

(over \$500)

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

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

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 44037 MARCH 2021 WARNING
 CITIBANK, N.A.
 701 EAST 60TH STREET NORTH
 SIOUX FALLS, SD 57117



9590 9402 6108 0209 6879 28

7020 0640 0000 9698 4593

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

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
- ☐ Delivery Restricted Delivery
- ☐ 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 44037 MARCH 2021 WARNING
AMERICAN EXPRESS CENTURION
BANK CORPORATION
200 VESEY STREET, 49TH FLOOR
NEW YORK, NY 10285



9590 9402 6108 0209 6880 17

7020 0640 0000 9698 4500

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ 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
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail Restricted Delivery

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

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 44037 MARCH 2021 WARNING
REISLER, DEAN & BONNIE
2741 SW 156 AVE
DAVIE, FL 33331-1504



9590 9402 6108 0209 6879 04

7020 0640 0000 9698 4616

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Dean☐ Agent☐ Addressee

B. Received by (Printed Name)

SM 123122 CH

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf 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"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Restricted Delivery | |

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44037 MARCH 2021 WARNING

GOMEZ, JORGE & MARTHA
2681 SW 156 AVE
DAVIE, FL 33331



9590 9402 6108 0209 6879 11

7020 0640 0000 9698 4609

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ 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

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

Delivery Restricted Delivery

if

ii Restricted Delivery

(over \$500)

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

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:

TO 44037 MARCH 2021 WARNING
AMERICAN EXPRESS CENTURION
BANK CORPORATION
4315 SOUTH 2700 WEST
SALT LAKE CITY, UT 84184



9590 9402 6108 0209 6880 24

2

7020 0640 0000 9698 4494

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

2-9-21

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

Restricted Delivery

(over \$500)