



**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:** 12/17/2019

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 12/15/2019

**CERTIFICATE #** 2016-16236

**ACCOUNT #** 514113220060

**ALTERNATE KEY #** 628231

**TAX DEED APPLICATION #** 44730

**COUNTY, STATE:** BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

### LEGAL DESCRIPTION:

Lot 6, of BEVERLY PINES, according to the Plat thereof as recorded in Plat Book 35 page 38, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 6181 WASHINGTON STREET, HOLLYWOOD FL 33023

### OWNER OF RECORD ON CURRENT TAX ROLL:

AVANDRA REAL ESTATE LLC

6231 PEMBROKE RD

HOLLYWOOD, FL 33023 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

AVANDRA REAL ESTATE, LLC

Instrument: 113352918

6231 PEMBROKE RD

HOLLYWOOD, FL 33023 (Per Deed)

KERRY A JAGDEOSINGH, REGISTERED AGENT

O/B/O AVANDRA REAL ESTATE LLC

6231 PEMBROKE RD. SUITE 104

HOLLYWOOD, FL 33023 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

IDE TECHNOLOGIES, INC

3100 N.29 COURT

HOLLYWOOD, FL 33020 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5141 13 22 0060

**CURRENT ASSESSED VALUE:** \$127,220

**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:**

Quit Claim Deed

OR: 19690, Page: 975

**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.**

***Suzette Servas***

Title Examiner



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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #44730**

**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 April 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:

AVANDRA REAL ESTATE, LLC  
6231 PEMBROKE RD  
HOLLYWOOD, FL 33023

KERRY A JAGDEOSINGH,  
REGISTERED AGENT O/B/O  
AVANDRA REAL ESTATE LLC  
6231 PEMBROKE RD. SUITE 104  
HOLLYWOOD, FL 33023

AVANDRA REAL ESTATE LLC  
6181 WASHINGTON ST  
HOLLYWOOD, FL 33023

AVANDRA REAL ESTATE LLC  
6231 PEMBROKE RD STE 104  
HOLLYWOOD, FL 33023

CITY OF HOLLYWOOD  
TREASURY DIVISION  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020

JAGDEOSINGH, DEBRA H/E  
JAGDEOSINGH, SITA  
6191 WASHINGTON ST  
HOLLYWOOD, FL 33023

NETWORKING FOR CHRIST  
MINISTRY INC  
6122 WASHINGTON ST  
HOLLYWOOD, FL 33023

WEST HOLLYWOOD PRIVATE  
SCHOOL INC  
829 S 62 AVE  
HOLLYWOOD, FL 33023-1336

**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 April 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 # 116346411**  
Recorded 02/12/20 at 02:30 PM  
Broward County Commission  
1 Page(s)  
#11

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 44730

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: 514113-22-0060  
Certificate Number: 16236  
Date of Issuance: 05/25/2017  
Certificate Holder: IDE TECHNOLOGIES, INC  
Description of Property: BEVERLY PINES 35-38 B  
LOT 6

Name in which assessed: AVANDRA REAL ESTATE LLC  
Legal Titleholders: AVANDRA REAL ESTATE LLC  
6231 PEMBROKE RD  
HOLLYWOOD, FL 33023

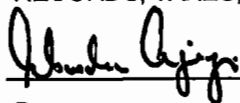
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of May, 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 3rd day of February, 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: 04/16/2020, 04/23/2020, 04/30/2020 & 05/07/2020  
Minimum Bid: 12270.65

# Broward County, Florida

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

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Legal Titleholders: AVANDRA REAL ESTATE LLC  
6231 PEMBROKE RD  
HOLLYWOOD, FL 33023

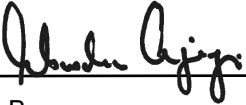
All of said property being in the County of Broward, State of Florida.

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

Dated this 25th day of February, 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: 04/16/2020, 04/23/2020, 04/30/2020 & 05/07/2020  
Minimum Bid: 12626.65



**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20016596

Broward County, Florida VS Avandra Real Estate LLC

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Avandra Real Estate LLC 6181 WASHINGTON STREET HOLLYWOOD FL 33023**

**RETURN OF SERVICE**



Court Case # TD 44730

Received by CCN 8165  
04/10/2020 1:25 PM

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section  
115 S. Andrews Ave.  
Room A-100  
Fort Lauderdale FL 33301

Date: 04/10/2020 Time: 10:39 AM

On Avandra Real Estate LLC in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

**Posted Residential:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

**COMMENTS:** posted front door of house

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

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

By: *W. Ortiz* 8165

D.S.

W. Ortiz, #8165

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514113-22-0060 (TD #44730)

RECEIVED SHERIFF  
2020 APR -7 AM 9: 57  
BROWARD COUNTY, FLORIDA

# WARNING

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

BROWARD COUNTY SHERIFF'S DEPT  
ATTN: CIVIL DIVISION  
FT LAUDERDALE, FL 33312

### NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Amount due if paid by April 30, 2020 .....\$9,784.11
- Or
- \* Amount due if paid by May 19, 2020 .....\$9,903.88

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON May 20, 2020 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

AVANDRA REAL ESTATE LLC  
6181 WASHINGTON STREET  
HOLLYWOOD, FL 33023

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



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

## Detail by Entity Name

Florida Limited Liability Company  
AVANDRA REAL ESTATE LLC

### Filing Information

<b>Document Number</b>	L13000128308
<b>FEI/EIN Number</b>	46-3621723
<b>Date Filed</b>	09/11/2013
<b>Effective Date</b>	09/11/2013
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

6231 PEMBROKE RD.  
SUITE 104  
HOLLYWOOD, FL 33023

Changed: 04/30/2019

### Mailing Address

6231 PEMBROKE RD.  
SUITE 104  
HOLLYWOOD, FL 33023

Changed: 04/30/2019

### Registered Agent Name & Address

JAGDEOSINGH, KERRY A  
6231 PEMBROKE RD.  
SUITE 104  
HOLLYWOOD, FL 33023

Address Changed: 04/30/2019

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

JAGDEOSINGH, KERRY A  
6231 PEMBROKE RD.  
SUITE 104  
HOLLYWOOD, FL 33023

## **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2017	04/30/2017
2018	04/30/2018
2019	04/30/2019

## **Document Images**

<a href="#">04/30/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/11/2013 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Prepared by and return to:  
Avandra Real Estate LLC  
6231 Pembroke Rd  
Hollywood, FL 33023

[Space Above This Line For Recording Data]

## Quit Claim Deed

**This Quit Claim Deed** made this 9th day of November, 2015 between Radica Jagdeosingh, a single woman, grantor whose post office address is 6231 Pembroke Rd, Hollywood, FL 33023 and Avandra Real Estate, LLC, A Florida Limited Liability Company whose post office address is 6231 Pembroke Rd, Hollywood, FL 33023 grantee:

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

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

Lot 6, of BEVERLY PINES, according to the Plat thereof as recorded in Plat Book 35 page 38, of the Public Records of Broward County, Florida a/k/a 6181 Washington St, Hollywood, FL 33023.

Parcel Identification Number 5141-13-22-0060

\*\*This deed is being recorded without the benefit of a title search.

\*\* See Exhibit "A" Durable Power of Attorney

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

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

Page 2 of Quit Claim Deed

Signed, sealed and delivered in our presence:

*[Signature]*

Witness Name: Jocelyne Castillo

*[Signature]*

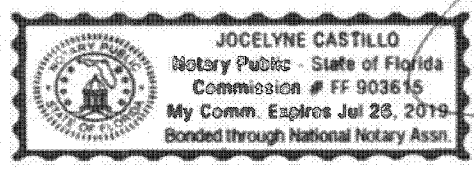
Witness Name: Magela C. Dilo

STATE OF FLORIDA  
COUNTY OF BROWARD

By *[Signature]*  
RADICA JAGDEOSINGH BY: ADRIAN JAGDEOSINGH  
Attorney In Fact (Seal)

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of NOV, 2015 by Radica Jagdeosingh who is personally known to me or produced a driver's license as identification.

[Notary Seal]



*[Signature]*  
Notary Public

Printed Name: Jocelyne Castillo

My Commission Expires: \_\_\_\_\_

**See Exhibit "A"**

## DURABLE POWER OF ATTORNEY

I, RADICA JAGDEOSINGH, hereby appoint and empower my son, ADRIAN JAGDEOSINGH, as my true and lawful attorney-in-fact, to act for me and in my name and on my behalf to:

A. Collect, receive, and receipt for any and all sums of money or payments due or to become due to me.

B. Sue in my name and behalf for the recovery of any and all sums of money or payments due or to become due to me and to collect on any judgments recovered by me and execute satisfactions of the same.

C. Initiate, defend, continue, or settle suits on my behalf or to enforce the exercise of these powers granted to my attorney-in-fact.

D. Hire or discharge (with or without cause) employees including, but not limited to, physicians, nurses, attorneys, and domestics.

E. Deposit to or withdraw from, or draw checks or drafts upon, any and all savings or checking accounts, money market funds, or any other type of account in my name; open any new such accounts in my name in any bank or financial institution or with any insurance or brokerage firm; and endorse my name to any and all negotiable instruments.

F. Pay any and all bills, accounts, claims, and demands now or hereafter payable by me.

G. Receive and endorse for deposit in any account any payments that I receive from any branch or department of the United States or other government, including without limitation, Social Security payments, Department of Veterans Affairs payments or grants, Medicare or Medicaid payments, and tax refunds.

H. Represent me before any office of the Internal Revenue Service or any state agency; prepare and sign any tax return on my behalf; receive confidential information regarding tax matters for all periods, whether before or after the execution of this instrument; and to make any tax elections on my behalf.

I. Receive and open my mail, change my mailing address, and otherwise represent me in any matter concerning the U.S. Postal Service.

J. Borrow money and to otherwise incur or guarantee indebtedness for which I will be liable, and to secure any such indebtedness by mortgage or other security interests encumbering my assets.

K. Act for me in any business or enterprise in which I am now or have



been engaged or interested or with respect to any trust in which I have a beneficial interest.

L. Manage all assets and properties belonging to me or in which I have any interest, and to expend whatever funds my attorney-in-fact deems proper for the preservation, maintenance, or improvement of those assets or properties.

M. Compromise, arbitrate, or otherwise adjust claims in favor of or against me or any assets or entity in which I have an interest, and to agree to any rescission or modification of any contract or agreement.

N. Participate in any type of liquidation or reorganization of any enterprise.

O. Join with other persons with whom I own property as joint tenants with right of survivorship or as tenants by the entireties in any transaction regarding that property.

P. Vote and exercise all rights and options, or empower another to vote and exercise those rights and options, concerning any corporate stock, securities, or other assets; to enter into or approve agreements for merger, reorganization, or equivalent transactions with respect to any company or enterprise; to delegate those rights to an agent; and to enter into voting trusts and other agreements or subscriptions.

Q. Exercise all rights and options, or empower another to exercise those rights and options, concerning sole proprietorships, general or limited partnerships, joint ventures, business trusts, land trusts, limited liability companies, and other domestic and foreign forms of organizations.

R. Buy, sell, exchange, lease, convey, and grant options with respect to any real or personal property, and to negotiate for and to enter into contracts and agreements of every nature, concerning real or personal property, including homestead or exempt property. Any such contract, agreement, or lease will be valid and binding for its full term even if it extends beyond my lifetime or the duration of this power of attorney.

S. Exercise all powers even though my attorney-in-fact may also be acting individually or on behalf of any other person or entity interested in the same matters.

T. Transact all business, make, execute and acknowledge all contracts, orders, deeds, bills of sale, assurances, promissory notes, mortgages, and other instruments of any nature which may be requisite or proper to effectuate any matter or things pertaining to or belonging to me.

U. Make gifts for estate planning purposes to my family members fund revocable or irrevocable trusts for the benefit of myself or of other persons; and

consent to the creation or extension of trusts established by other persons for my benefit.

V. Apply for, fund, modify, withdraw from, or terminate a qualified tuition plan authorized under 26 USC §529, or its successor provisions, for any of my descendants, including the right to combine accounts, to transfer an account from one state to another, to redirect the investment of the account (to the extent permitted by law), or to change the designated beneficiary of the plan.

W. Continue or discontinue my membership in any club or other organization.

X. Accept or resign on my behalf from any offices or positions which I may hold, including any fiduciary positions.

Y. Continue, use, or terminate any charge or credit accounts.

Z. Employ and compensate any investment management service, financial institution, or similar organization to advise my attorney-in-fact and to handle all investments and to render all accountings of funds held on my behalf under custodial, agency, or other agreements.

AA. Enter into any safe deposit box for which I am a lessee and add or remove items.

BB. Disclaim any property interest that I would otherwise receive.

CC. Make an election on my behalf for me to receive an elective share of my husband's estate, if any, as provided by Florida law from time to time.

DD. Demand, obtain, review, and release to others medical records or other documents protected by the patient-physician privilege, attorney-client privilege, or any similar privilege, including all records subject to, and protected by, the Health Insurance Portability and Accountability Act of 1996, as amended ("HIPAA"). I designate my attorney-in-fact as my personal representative under HIPAA.

EE. File or process claims for any medical bills with all insurance companies through which I have coverage, including but not limited to Medicare and Medicaid, and to receive from Blue Cross/Blue Shield or any other insurer information obtained in the adjudication of any claim in regard to services furnished to me under Title 18 of the Social Security Act.

FF. Create, fund, and maintain an Income Trust pursuant to 42 USC §1396(d)(4)(B) in order to qualify me for Medicaid or any other public assistance benefits.

GG. Nominate on my behalf a person (including my attorney-in-fact) or

entity to be appointed by a court of appropriate jurisdiction as guardian of my person or property, or both, or as custodian for my property during the pendency of any proceedings to determine my competency.

HH. Invest in assets, securities, or interests in securities of any nature, including (without limit) commodities, options, futures, precious metals, currencies, and in domestic and foreign markets or investment funds, including common trust funds; to trade on credit or margin accounts (whether secured or unsecured); and to pledge assets for that purpose.

I appoint KERRY JAGDEOSINGH as the successor attorney in fact in the event ADRIAN JAGDEOSINGH cannot serve.

I further authorize my attorney-in-fact to take all other actions as may be necessary or appropriate for my personal well-being and the management of my affairs, as fully and as effectively as if made or done by me personally.

Despite the foregoing powers, my attorney-in-fact may not (i) deal with insurance policies I own on the life of my attorney-in-fact, or (ii) except as specifically authorized by this power of attorney, distribute assets so as to discharge a legal obligation of my attorney-in-fact.

My attorney-in-fact shall keep full and accurate inventories and accounts of all transactions for me as my agent. Such inventories and accounts will be made available for inspection upon request by me or by my guardian or personal representative. My attorney-in-fact need not file any inventory or accounts with any court or clerk.

Any third party to whom this power of attorney is presented may rely upon an affidavit by my attorney-in-fact stating, to the best of my attorney-in-fact's knowledge and belief, that this power has not been revoked, that I am then living, and that no proceedings have been initiated to determine my incapacity. No third party relying on this power and that affidavit will be liable for any losses, damages, or claims caused by compliance with the action requested by my attorney-in-fact, unless that third party has actual knowledge of my death or the revocation of this power.

This durable power of attorney becomes effective immediately upon my execution of such document.

If any part of this power of attorney is declared invalid or unenforceable, that decision will not affect the validity of the remaining parts.

My attorney-in-fact does not have an affirmative duty to act under this power of attorney and will not be liable for any claim or demand arising out of his acts or omissions, except for willful misconduct or gross negligence.

This durable power of attorney shall not be affected by my subsequent

incapacity, either physical or mental, except as provided in Florida Statute 709.08, or any successor provision of law.

Any prior Power of Attorney is expressly revoked.

In witness whereof, I have executed this durable power of attorney on May 20, 2015.

Signed in the presence of:

Lauren Jacome  
Print Name: Lauren Jacome  
Liliana Zambano  
Print Name: LILIANA ZAMBANO

Radica Jagdeosingh  
RADICA JAGDEOSINGH

Two witnesses as to  
RADICA JAGDEOSINGH

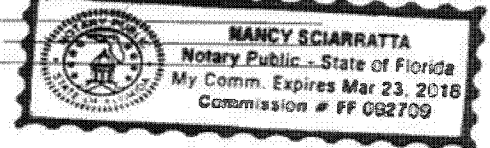
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on May 20, 2015, by RADICA JAGDEOSINGH.

Nancy Sciarratta  
Notary Public - State of Florida

Personally Known  
Produced Identification USA PASSPORT  
Type of Identification card

Print Notary Name:  
My Commission Number is:  
My Commission Expires:



92308609

Return to: (enclose self-addressed stamped envelope)  
Name: Radica Jagdeosingh

Address: 7808 Venetian St  
Miramar Fla 33023

This Instrument Prepared by:

Address: Same

Property Appraiser Parcel Identification (Folio) Number(s):

Grantee(s) S.S. #(s):

Cheminale Paper & Printing Co., Inc. 1987

6:00 PM \$ 600 Tax \$ Intangible  
RECEIVED in Broward County as required by  
law by Clayton H. Hartman  
Deputy Clerk

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 7th day of July, A.D. 1992, by  
Adrian Jagdeosingh  
first party, to

whose post office address is  
second party: Radica Jagdeosingh 7808 Venetian St Miramar FLA 33023

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

Witnesseth, That the said first party, for and in consideration of the sum of \$ GIFT  
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and  
quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first  
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of  
Broward, State of Florida, to-wit:

Property Located at  
Beverly Pines Plat Book 35 Page 38B Lot 6  
6161 Washington St  
Hollywood, Fla 33023

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

92 JUL 17 AM 11 47

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging  
on 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 behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first  
above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)  
Printed Name: Sum Jagdeosingh

Witness Signature (as to first Grantor)  
Printed Name: Debbie Tamella

Witness Signature (as to second Grantor, if any)  
Printed Name:

Witness Signature (as to second Grantor, if any)  
Printed Name:

Grantor Signature  
Printed Name: ADRIAN JAGDEOSINGH

Post Office Address

Grantor Signature  
Printed Name: Radica Jagdeosingh  
Post Office Address: 7808 Venetian St  
MIRAMAR FLA 33023

STATE OF Broward  
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take  
acknowledgments, personally appeared  
Adrian Jagdeosingh  
executed the foregoing Quit-Claim Deed and acknowledged before me that to me known to be the person described in and who  
executed the same.  
WITNESS my hand and official seal in the County and State last aforesaid this 7th day of July, A.D. 1992.

SEAL

Notary Signature  
NOTARY PUBLIC STATE OF FLORIDA  
Printed Name: CONFESSION EXP. MAR. 5, 1994  
By Commission: GENERAL INS. UND.

BR 19690PG0975

**DATE: April 1st, 2020**  
**PROPERTY ID # 514113-22-0060 (TD # 44730)**

# WARNING

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

AVANDRA REAL ESTATE, LLC  
6231 PEMBROKE RD  
HOLLYWOOD, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6181 WASHINGTON STREET, HOLLYWOOD, FL 33023 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 April 30, 2020 .....\$9,784.11
- Or
- \* Estimated Amount due if paid by May 19, 2020 .....\$9,903.88

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 20, 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: April 1st, 2020**  
**PROPERTY ID # 514113-22-0060 (TD # 44730)**

# WARNING

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

KERRY A JAGDEOSINGH, REGISTERED AGENT  
O/B/O AVANDRA REAL ESTATE LLC  
6231 PEMBROKE RD. SUITE 104  
HOLLYWOOD, FL 33023

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**DATE: April 1st, 2020**  
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**DATE: April 1st, 2020**  
**PROPERTY ID # 514113-22-0060 (TD # 44730)**

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CITY OF HOLLYWOOD  
TREASURY DIVISION  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020

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**DATE: April 1st, 2020**  
**PROPERTY ID # 514113-22-0060 (TD # 44730)**

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JAGDEOSINGH, DEBRA H/E  
JAGDEOSINGH, SITA  
6191 WASHINGTON ST  
HOLLYWOOD, FL 33023

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

**DATE: April 1st, 2020**  
**PROPERTY ID # 514113-22-0060 (TD # 44730)**

# WARNING

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NETWORKING FOR CHRIST  
MINISTRY INC  
6122 WASHINGTON ST  
HOLLYWOOD, FL 33023

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

**DATE: April 1st, 2020**  
**PROPERTY ID # 514113-22-0060 (TD # 44730)**

# WARNING

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WEST HOLLYWOOD PRIVATE SCHOOL INC  
829 S 62 AVE  
HOLLYWOOD, FL 33023-1336

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

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City, State, Zi

**TD 44730 MAY 2020 WARNING**  
WEST HOLLYWOOD PRIVATE SCHOOL INC  
829 S 62 AVE  
HOLLYWOOD, FL 33023-1336

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

See Reverse for Instructions

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**TD 44730 MAY 2020 WARNING**

**NETWORKING FOR CHRIST**

**MINISTRY INC**

**6122 WASHINGTON ST**

**HOLLYWOOD, FL 33023**

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

See Reverse for Instructions

7019 0700 0000 6273 0525

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**TD 44730 MAY 2020 WARNING**

JAGDEOSINGH, DEBRA H/E

JAGDEOSINGH, SITA

6191 WASHINGTON ST

HOLLYWOOD, FL 33023

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

See Reverse for Instructions

7019 0700 0000 6273 0518



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CITY OF HOLLYWOOD

TREASURY DIVISION

2600 HOLLYWOOD BLVD

HOLLYWOOD, FL 33020

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7019 0700 0000 6273 0501

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AVANDRA REAL ESTATE LLC  
6231 PEMBROKE RD STE 104  
HOLLYWOOD, FL 33023

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

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City, State, Zip

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Street and A

City, State, ZIP

**TD 44730 MAY 2020 WARNING**  
KERRY A JAGDEOSINGH, REGISTERED AGENT  
O/B/O AVANDRA REAL ESTATE LLC  
6231 PEMBROKE RD. SUITE 104  
HOLLYWOOD, FL 33023

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

See Reverse for Instructions

7019 0700 0000 6273 0471

**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**

7019 0700 0000 6273 0464

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 Postage  
\$ \_\_\_\_\_

Sent To  
Street and Apt.  
City, State, Zip

**TD 44730 MAY 2020 WARNING**  
AVANDRA REAL ESTATE, LLC  
6231 PEMBROKE RD  
HOLLYWOOD, FL 33023

**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 44730 MAY 2020 WARNING  
 NETWORKING FOR CHRIST  
 MINISTRY INC  
 6122 WASHINGTON ST  
 HOLLYWOOD, FL 33023



9590 9402 4097 8092 9050 21

2. Article Number (Transfer from service label)

70091070010000 6273 0525

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x LAWRENCE

- Agent
- Addressee

B. Received by (Printed Name)

C. I. Y.

C. Date of Delivery

4-08-20

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

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

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 44730 MAY 2020 WARNING  
 CITY OF HOLLYWOOD  
 TREASURY DIVISION  
 2600 HOLLYWOOD BLVD  
 HOLLYWOOD, FL 33020



2. Article Number (Transfer from service label)

7019 0700 0000 6273 0501

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  
 STORGA 10 CH... 4820

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

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

Domestic Return Receipt