

# **TitleExpress<sup>®</sup>**

**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](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 04/30/2020

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 04/29/2020

**CERTIFICATE #** 2017-11531

**ACCOUNT #** 504114150120

**ALTERNATE KEY #** 454254

**TAX DEED APPLICATION #** 45194

**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 12, Block 1, SALA DEL MAR, according to the Plat thereof, as recorded in Plat Book 79, at Page 34, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 5920 SW 16 COURT, PLANTATION FL 33317

### OWNER OF RECORD ON CURRENT TAX ROLL:

BARBARA THAU

5920 SW 16 CT

PLANTATION, FL 33317 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BARBARA THAU

OR: 7372, Page: 211

5920 SOUTHWEST 16TH COURT

PLANTATION, FL (Per Deed. No ZIP code included in address. This document reference a Mortgage at 5357-338, however Mortgage has expired by terms and no longer valid.)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

RAJENDRA INC

14221 LAKE CANDLEWOOD CT

MIAMI, FL 33014 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5041 14 15 0120

**CURRENT ASSESSED VALUE:** \$199,070

**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: 6311, Page: 783

(This document reference a Mortgage at 5357-338, however Mortgage has expired by terms and no longer valid.)

Divorce Judgment

OR: 7445, Page: 725

**This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.**

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

*Christina Young*

Title Examiner



<b>Site Address</b>	5920 SW 16 COURT, PLANTATION FL 33317	<b>ID #</b>	5041 14 15 0120
<b>Property Owner</b>	THAU, BARBARA	<b>Millage</b>	2212
<b>Mailing Address</b>	5920 SW 16 CT PLANTATION FL 33317	<b>Use</b>	01
<b>Abbr Legal Description</b>	SALA DEL MAR 79-34 B LOT 12 BLK 1		

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
2019	\$124,200	\$315,160	\$439,360	\$199,070	
2018	\$124,200	\$297,860	\$422,060	\$195,360	\$3,172.37
2017	\$124,200	\$273,210	\$397,410	\$191,350	\$3,132.84

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$439,360	\$439,360	\$439,360	\$439,360
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b> 94	\$199,070	\$199,070	\$199,070	\$199,070
<b>Homestead</b> 100%	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$149,070	\$174,070	\$149,070	\$149,070

Sales History			
Date	Type	Price	Book/Page or CIN
8/1/1975	WD	\$77,000	6311 / 783

Land Calculations		
Price	Factor	Type
\$10.80	11,500	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		3054
<b>Units</b>		1
<b>Eff./Act. Year Built: 1974/1973</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
			P			PL		
			P					
			.26			1		

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #45194**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

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

CITY OF PLANTATION ATTN ANNA C OTINIANO FINANCE DIRECTOR 400 NW 73 AVE PLANTATION, FL 33317	THAU, BARBARA 5920 SW 16 CT PLANTATION, FL 33317	*PUBLIC LAND % CITY OF PLANTATION 400 NW 73 AVE PLANTATION, FL 33317-1609	*SEAY, JESSICA H/E SEAY, ELLIOT 5940 SW 16 CT PLANTATION, FL 33317
*GALASCIO, LUIGI H/E MAZZALLA-GALASCIO, ANNA 5900 SW 16 CT PLANTATION, FL 33317			

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of August 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 # 116536867**  
Recorded 06/04/20 at 03:53 PM  
Broward County Commission  
1 Page(s)  
#12

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 45194

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: 504114-15-0120  
Certificate Number: 11531  
Date of Issuance: 05/24/2018  
Certificate Holder: RAJENDRA INC  
Description of Property: SALA DEL MAR 79-34 B  
LOT 12 BLK 1

Name in which assessed: THAU, BARBARA  
Legal Titleholders: THAU, BARBARA  
5920 SW 16 CT  
PLANTATION, FL 33317

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 16th day of September, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 1st day of June, 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: 08/13/2020, 08/20/2020, 08/27/2020 & 09/03/2020  
Minimum Bid: 111176.45

# Broward County, Florida

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

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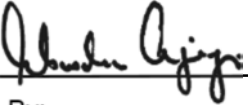
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broward.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 12th day of June, 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: 08/13/2020, 08/20/2020, 08/27/2020 & 09/03/2020  
Minimum Bid: 111471.45



**BROWARD DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Ft. Lauderdale, Broward County, Florida

**STATE OF FLORIDA COUNTY  
OF BROWARD:**

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

45194  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 11531

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

08/13/2020 08/20/2020 08/27/2020 09/03/2020

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

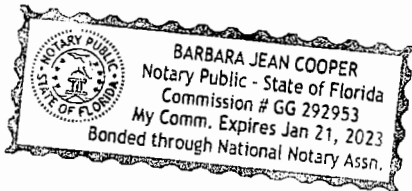
*Scherrie A Thomas*

Sworn to and subscribed before me this  
3 day of SEPTEMBER, A.D. 2020

*Barbara Jean Cooper*

(SEAL)

SCHERRIE A. THOMAS personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
TAX DEED NUMBER 45194**

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PLANTATION, FL 33317

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

Dated this 12th day of June, 2020.  
Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi  
Deputy

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

Minimum Bid: 111471.45  
401-314  
8/13-20-27 9/3 20-30/0000482210B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20026863

Broward County, FL VS Barbara Thau

**RETURN OF SERVICE**



Court Case # TD 45194

Hearing Date:09/16/2020

Received by CCN 14966

08/20/2020 9:26 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Barbara Thau 5920 SW 16 Court Plantation FL 33317**

Served:

Not Served:

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

Date: 08/20/2020 Time: 12:25 PM

On Barbara Thau 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:

**Other Returns: Other Returns**

**COMMENTS:** Posted @ door

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

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

By: *K. Sang Lo*

D.S.

K. Lo, #14966

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 # 504114-15-0120 (TD #45194)

# 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 August 31, 2020 .....\$11,774.10

Or

\* Amount due if paid by September 15, 2020 .....\$11,936.45

\*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 September 16, 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

**THAU, BARBARA  
5920 SW 16 CT  
PLANTATION, FL 33317**

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

RECEIVED SHERIFF  
2020 AUG 13 AM 7:45  
BROWARD COUNTY, FLORIDA

78- 6323

QUIT-CLAIM DEED

RAMCO FORM B

This Quit-Claim Deed, Executed this 5th day of January, A. D. 19 78, by

HAROLD B. THAU  
first party, to BARBARA THAU

whose postoffice address is 5920 Southwest 16th Court  
Plantation, Florida

second party:

(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 \$10.00-----  
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-  
lease 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:

Lot 12, Block 1, SALA DEL MAR, according to the  
Plat thereof, as recorded in Plat Book 79, at  
Page 34, of the Public Records of Broward County,  
Florida.

Subject to restrictions, reservations, easements,  
and limitations if any, of record; and

Subject to taxes for the year 1978.

Subject to the mortgage held by First Federal  
Savings and Loan Association of Miami, mortgagee,  
dated July 9, 1973, as recorded in the Official  
Record Book 5357, at Page 338 on July 10, 1973  
of the Public Records of Broward County, Florida  
in the original amount of \$60,800.00.

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 what-  
soever 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 presence of:

*[Signatures]*  
HAROLD B. THAU  
STATE OF FLORIDA, COUNTY OF DADE

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

HAROLD B. THAU

to me known to be the person described in and who executed the foregoing instrument and he acknowledged  
before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of  
January A. D. 19 78

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES NOV 8 1980  
BONDED THRU GENERAL INS. UNDERWRITERS

NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

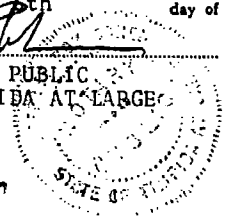
This Instrument prepared by:  
Address

JEFFREY ROY CHAMBERLAIN  
ATTORNEY AT LAW  
633 N. E. 187th STREET  
NO. MIAMI BEACH, FL. 33182

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
JAN 10 1978  
00.30  
BROWARD COUNTY

78 JAN 10 AM 11:42

OFF REC: 7372 PAGE 211



*Yes*

78 MAR 1 AM 9:03

78 FEB 27 AM 11:56

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT. IN AND FOR BROWARD COUNTY.

FAMILY DIVISION

IN RE: THE MARRIAGE OF  
BARBARA THAU,  
  
Petitioner,  
  
-vs-  
HAROLD B. THAU,  
  
Respondent.

CASE NO. 78-330  
*Fischer*

CLERK OF CIRCUIT COURT  
BROWARD COUNTY, FLA.

FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE

THIS ACTION was heard before the Court. On the evidence presented IT IS ADJUDGED as follows:

1. The Court has jurisdiction over the parties hereto and the subject matter hereof.
  
2. The marriage between Husband, HAROLD B. THAU, and the Wife, BARBARA THAU, be and the same is forever dissolved because the marriage is irretrievably broken.
  
3. The Court reserves jurisdiction over the parties hereto and the subject matter hereof to enter such other and further Orders, as the Court may deem necessary and proper.
  
4. The Marital Settlement Agreement entered into by and between the parties on the [REDACTED] be and the same is hereby ratified, approved and confirmed; and that the parties hereto be, and they are hereby ordered and directed to carry out the terms and provisions thereof.

OFF REC 7445 PAGE 725

RETURN TO CLERK, CIRCUIT COURT

*A-2*

*7*

5. The care, custody and control of the minor children, to-wit: [REDACTED] be, and the same is hereby, awarded to Petitioner, BARBARA THAU, subject to the right of reasonable visitation on the part of the Respondent, HAROLD B. THAU, as set forth in said aforementioned Marital Settlement Agreement.

Ordered in chambers at the Broward County Courthouse, Fort Lauderdale, Florida, this 27<sup>th</sup> day of February, 1978.

*Gene Inacher*  
\_\_\_\_\_  
CIRCUIT COURT JUDGE

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
L. A. HESTER  
COUNTY ADMINISTRATOR

REC 7445  
PAGE 726

231 60  
80  
19

WARRANTY DEED

75-152922

# Warranty Deed

This Indenture, Made. this 12th day of August, A.D. 19 75 .

Between DONALDSON ENGINEERING, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Broward and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and

Harold B. Thau and Barbara Thau, his wife  
5920 S. W. 16th Court, Plantation, Florida

of the County of Broward and State of Florida  
part i~~e~~of the second part **Witnesseth:**

That the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations and no/100----- Dollars, to it in hand paid by the said part i~~e~~of the second part, the receipt whereof is hereby acknowledged has granted, bargained and sold to the said part i~~e~~of the second part, their/their and assigns forever, the following described land situate, lying and being in the County of Broward and State of Florida, to-wit:

Lot 12, Block 1, SALA DEL MAR, according to the Plat thereof, as recorded in Plat Book 79, at Page 34, of the Public Records of Broward County, Florida.

Subject to restrictions, reservations, easements and limitations if any, of record; and

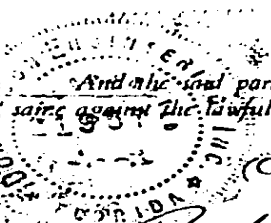
Subject to taxes for the year 1975 and subsequent years.

Subject to the mortgage held by First Federal Savings & Loan Association of Miami, mortgagee, dated July 9, 1973, as recorded in the Official Record Book 5357, at page 338 on July 10, 1973 of the Public Records of Broward County, Florida in the original amount of \$60,800.00

175 AUG 22 PM 4:39

RECORDED  
AUG 22 1975

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT OF REVENUE  
FEB 23 1975  
236.00



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

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written.

Attest: Betty Lou Donaldson  
Betty Lou Donaldson, Secretary

DONALDSON ENGINEERING, INC.

Signed, sealed and delivered in presence of us:  
Virginia McCasale  
Mary Ann Donaldson

George P. Donaldson, Jr.  
George P. Donaldson, Jr. President

This Instrument prepared by: George P. Donaldson, Jr.  
Address 3520 W. Broward Blvd., Ft. Lauderdale, Fla.

return to ↓

MICHELSON & ZIPPIN, P.A.  
5319 NORTH STATE ROAD 7  
TAMARAC, FLORIDA 33319

OFF REC: 6311 PAGE 783

See 60

State of Florida,  
County of BROWARD

I Hereby Certify that on this 12th day of August

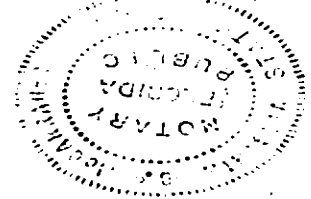
A. D. 1975 before me personally appeared George P. Donaldson, Jr.  
and Betty Lou Donaldson Donaldson Engineering, Inc. President and Secretary respectively of  
the State of Florida a corporation under the laws of  
instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such  
officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corpora-  
tion, and that the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Fort Lauderdale  
in the County of Broward and State of Florida  
the day and year last aforesaid.  
My commission expires:

Notary Public State of Florida at Large  
My Commission Expires Sept. 9, 1977  
Bonded by Continental Insurance Co.

Virginia B. McCarraker  
Notary Public, State of Florida.

W. R. RAUTH  
COUNTY ADMINISTRATOR



RAMCO FORM A-3

Warranty Deed

(FROM CORPORATION)

TO

Dated

ABSTRACT OF DESCRIPTION



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

DATE: August 3rd, 2020  
PROPERTY ID # 504114-15-0120 (TD # 45194)

# WARNING

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

THAU, BARBARA  
5920 SW 16 CT  
PLANTATION, FL 33317

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5920 SW 16 COURT, PLANTATION, FL 33317 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 August 31, 2020 .....\$11,774.10
- Or
- \* Estimated Amount due if paid by September 15, 2020 .....\$11,936.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 16, 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)

**DATE: August 3rd, 2020**  
**PROPERTY ID # 504114-15-0120 (TD # 45194)**

# WARNING

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CITY OF PLANTATION  
ATTN ANNA C OTINIANO  
FINANCE DIRECTOR  
400 NW 73 AVE  
PLANTATION, FL 33317

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**DATE: August 3rd, 2020**  
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GALASCIO, LUIGI H/E  
MAZZALLA-GALASCIO, ANNA  
5900 SW 16 CT  
PLANTATION, FL 33317

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DATE: August 3rd, 2020

PROPERTY ID # 504114-15-0120 (TD # 45194)

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PUBLIC LAND  
% CITY OF PLANTATION  
400 NW 73 AVE  
PLANTATION, FL 33317-1609

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DATE: August 3rd, 2020  
PROPERTY ID # 504114-15-0120 (TD # 45194)

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SEAY, JESSICA H/E  
SEAY, ELLIOT  
5940 SW 16 CT  
PLANTATION, FL 33317

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U.S. Postal Service™  
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**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Postage an

**TD 45194 SEPTEMBER 2020 WARNING**

\$

Sent To

CITY OF PLANTATION  
ATTN ANNA C OTINIANO  
FINANCE DIRECTOR  
400 NW 73 AVE  
PLANTATION, FL 33317

Street and Apt. N

City, State, ZIP+4

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

See Reverse for Instructions

7019 2640 0000 049T 6T02  
TTLS 2TE2 T000 049T 6T02

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Postage a

**TD 45194 SEPTEMBER 2020 WARNING**

Sent To

THAU, BARBARA

Street and Apt. #

5920 SW 16 CT

City, State, ZIP+

PLANTATION, FL 33317

7019 1640 0001 2317 4479

U.S. Postal Service™  
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**OFFICIAL USE**

Certified Mail Fee

\$

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

Postmark  
Here

Postage

\$

Total Postage a

**TD 45194 SEPTEMBER 2020 WARNING**

Sent To

**PUBLIC LAND**

Street and Apt. #

**% CITY OF PLANTATION  
400 NW 73 AVE**

City, State, ZIP+

**PLANTATION, FL 33317-1609**

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

See Reverse for Instructions

7019 1640 0001 2317 4486



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**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

**TD 45194 SEPTEMBER 2020 WARNING**  
SEAY, JESSICA H/E  
SEAY, ELLIOT  
5940 SW 16 CT  
PLANTATION, FL 33317

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

See Reverse for Instructions

7019 1640 0001 2317 4493

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

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

**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage	
\$	

**Total Postage and**

**\$**

Sent To

Street and Apt. No

City, State, ZIP+4®

**TD 45194 SEPTEMBER 2020 WARNING**

GALASCIO, LUIGI H/E

MAZZALLA-GALASCIO, ANNA

5900 SW 16 CT

PLANTATION, FL 33317

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

See Reverse for Instructions

7019 1640 0001 2317 5926

**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 45194 SEPTEMBER 2020 WARNING**  
 CITY OF PLANTATION -  
 ATTN ANNA C OTINIANO  
 FINANCE DIRECTOR  
 400 NW 73 AVE  
 PLANTATION, FL 33317



9590 9402 5108 9092 2533 98

7019 1640 0001 2317 5711

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X City Hall

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-6-20

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Mail Restricted Delivery
- Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

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 PLANTATION, FL 33317-1609



9590 9402 5108 9092 2533 74

7019 1640 0001 2317 4486

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 x CITY HALL

B. Received by (Printed Name)  Agent  
 Addressee  
 C. Date of Delivery  
 8-6-20

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 |
| <input type="checkbox"/> Insured Mail                            |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery        |   |

(over \$500)