

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: 05/28/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/26/2020

CERTIFICATE # 2017-3590

ACCOUNT # 484307AD1290

ALTERNATE KEY # 146893

TAX DEED APPLICATION # 45289

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:

A Condominium Parcel designated as Apartment No. 265 of DEERFIELD PINES, a Condominium, according to the Declaration of Condominium dated July 20, 1973, and recorded in O.R. Book 5383 commencing at Page 724, Public Records of Broward County, Florida, together with all of the appurtenances there on to appertaining including a right of exclusive use of Parking Space No. 154, shown in the Declaration aforesaid, which use shall run with the apartment, not be separated therefrom, and which shall always be conveyed with and as a part of such apartment.

PROPERTY ADDRESS: 1428 SE 4 AVENUE #265, DEERFIELD BEACH FL 33441-6977

OWNER OF RECORD ON CURRENT TAX ROLL:

EVELYN S SEIDEN

1428 SE 4 AVE #265

DEERFIELD BEACH, FL 33441-6977 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

EVEYLYN S. SEIDEN

Instrument: 115911000

(Per Order Determining Homestead Status. No address found on document.)

EVELYN S. SEIDEN

Instrument: 115911015

1428 SE 4TH AVE., #H-265

DEERFIELD BEACH, FL 33441 (Per Order of Summary Administration)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CAZENOVIA CREEK FUNDING II LLC

PO BOX 54132

NEW ORLEANS, LA 70154 (Tax Deed Applicant)

PAUL J. KNESKI, ESQ.

OR: 48411, Page: 902

LAW OFFICE OF KNESKI & KNESKI

BISCAYNE BUILDING/SUITE 807

19 WEST FLAGLER STREET

MIAMI, FL 33130 (Per Attorney's Charging Lien)

DEERFIELD PINES ASSOCIATION, INC.
C/O DYNAMIC ACCOUNTING, INC.
6402 NW 5TH WAY
FORT LAUDERDALE, FL 33309 (Per Lien)

Instrument: 115295454

DEERFIELD PINES ASSOCIATION, INC.
TAMAR DUFFNER SHENDELL
SHENDELL & ASSOCIATES, P.A.
635 SE 10 STREET, SUITE 635A
DEERFIELD BEACH, FL 33441 (Per Lis Pendens)

Instrument: 115409787

DEERFIELD PINES ASSOCIATION, INC.
8200 NW 41 ST, SUITE 200
DORAL, FL 33166 (Per Sunbiz. Declaration recorded 5383-724.)

SHENDELL & ASSOCIATES, P.A., REGISTERED AGENT
O/B/O DEERFIELD PINES ASSOCIATION, INC.
635 SE 10 STREET, SUITE 635A
DEERFIELD BEACH, FL 33441 (Per Sunbiz)

LANDSCAPE SERVICE PROFESSIONALS
6115 N.W. 77TH WAY
TAMARAC, FL 33321 (Per Notice of Commencement)

Instrument: 116280112

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4843 07 AD 1290

CURRENT ASSESSED VALUE: \$109,370

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: 20546, Page: 349

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #45289

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 September 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:

EVELYN S. SEIDEN
1428 SE 4TH AVE., #H-265
DEERFIELD BEACH, FL 33441

SEIDEN, EVELYN S
1428 SE 4 AVE #265
DEERFIELD BEACH, FL 33441

CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

DEERFIELD PINES
ASSOCIATION, INC.
8200 NW 41 ST, SUITE 200
DORAL, FL 33166

DEERFIELD PINES
ASSOCIATION, INC., C/O
DYNAMIC ACCOUNTING, INC.
6402 NW 5TH WAY
FORT LAUDERDALE, FL
33309

DEERFIELD PINES
ASSOCIATION, INC., TAMAR
DUFFNER SHENDELL,
SHENDELL & ASSOCIATES,
P.A.
635 SE 10 STREET, SUITE 635A
DEERFIELD BEACH, FL 33441

EISENGER, BROWN, LEWIS,
FRANKEL,
CHAIET & KRUT, PA AND
DAVID S. CHAIET, ESQ.
DEERFIELD PINES
ASSOCIATION
4000 HOLLYWOOD
BOULEVARD SUITE 265 -
SOUTH
HOLLYWOOD, FL 33021

LANDSCAPE SERVICE
PROFESSIONALS
6115 N.W. 77TH WAY
TAMARAC, FL 33321

LOUGHREN AND DOYLE, P.A.
KATHERINE HERCHER, ESQ
UNIVERSAL PROPERTY AND
CASUALTY INS.
506 SOUTHEAST 8 STREET
FORT LAUDERDALE, FL
33316

PAUL J. KNESKI, ESQ., LAW
OFFICE OF KNESKI & KNESKI
BISCAYNE BUILDING/SUITE
807,
19 WEST FLAGLER STREET
MIAMI, FL 33130

ROBERT M. BULFIN, ESQ
MAURER & MAYNARD, P. A.
2400 E COMMERCIAL
BOULEVARD,
SUITE 905
FORT LAUDERDALE, FL
33308

SHENDELL & ASSOCIATES,
P.A., REGISTERED AGENT
O/B/O DEERFIELD PINES
ASSOCIATION, INC.
635 SE 10 STREET, SUITE 635A
DEERFIELD BEACH, FL 33441

TAMAR DUFFNER SHENDELL
DEERFIELD PINES
ASSOCIATION, INC
6402 NW 5TH WAY
FORT LAUDERDALE, FL
33309

WADSWORTH HUOTT, LLP
MARK A. LEVINE, ESQ. AND
DEREK H. LLOYD
200 S. E. FIRST STREET
SUITE 1100
MIAMI, FL 33133

WADSWORTH HUOTT, LLP
MARK A. LEVINE, ESQ. AND
DEREK H. LLOYD
ALFRED ROOFING, INC.
200 S. E. FIRST STREET SUITE
1100
MIAMI, FL 33133

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 September 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**

H

Broward County, Florida

INSTR # 116586152
Recorded 07/01/20 at 02:41 PM
Broward County Commission
1 Page(s)
#4

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45289

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: 484307-AD-1290
Certificate Number: 3590
Date of Issuance: 05/24/2018
Certificate Holder: CAZENOVIA CREEK FUNDING II LLC
Description of Property: DEERFIELD PINES CONDO
UNIT H-265

Name in which assessed: SEIDEN,EVELYN S
Legal Titleholders: SEIDEN,EVELYN S
1428 SE 4 AVE #265
DEERFIELD BEACH, FL 33441-6977

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 21st day of October, 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 1st day of July, 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: 09/17/2020, 09/24/2020, 10/01/2020 & 10/08/2020
Minimum Bid: 6520.44

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Name in which assessed: SEIDEN,EVELYN S

Legal Titleholders: SEIDEN,EVELYN S
1428 SE 4 AVE #265
DEERFIELD BEACH, FL 33441-6977

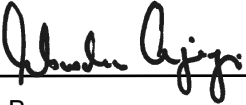
All of said property being in the County of Broward, State of Florida.

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broward.deeduction.net
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Dated this 1st day of July, 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: 09/17/2020, 09/24/2020, 10/01/2020 & 10/08/2020

Minimum Bid: 6520.44

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

45289
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 3590

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

09/17/2020 09/24/2020 10/01/2020 10/08/2020

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.

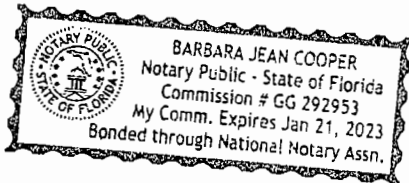
Scherrie A Thomas

Sworn to and subscribed before me this
8 day of OCTOBER, 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 45289

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:

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Certificate Number: 3590

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Certificate Holder:

CAZENOVIA CREEK FUNDING
II LLC

Description of Property:

DEERFIELD PINES CONDO
UNIT H-265

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Name in which assessed:

SEIDEN, EVELYN S

Legal Titleholders:

SEIDEN, EVELYN S

1428 SE 4 AVE #265

DEERFIELD BEACH, FL 33441-
6977

All of said property being in the
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broward.deedauction.net

*Pre-registration is required to bid.

Dated this 1st day of July, 2020.

Bertha Henry

County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

SEE ATTACHED

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: 6520.44
401-314
9/17-24 10/1-8 20-03/0000486835B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20029897

Broward County, FL VS Evelyn S. Seiden

RETURN OF SERVICE



Court Case # TD 45289

Hearing Date: 10/21/2020

Received by CCN 15591

09/14/2020 7:11 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Evelyn S. Seiden 1428 SE 4 Avenue #265 Deerfield Beach FL 33441**

Served:

Not Served:

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

Date: 09/16/2020 Time: 10:25 AM

On Evelyn S. Seiden 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 Tax Notice on front door.

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

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

By: *Haley Tuckish*

D.S.

H. Tuckish, #15591

RECEIPT INFORMATION	
Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

EXECUTION COSTS

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484307-AD-1290 (TD #45289)

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 September 30, 2020\$6,795.79

Or

* Amount due if paid by October 20, 2020\$6,885.44

*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 October 21, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

SEIDEN, EVELYN S
1428 SE 4 AVENUE #265
DEERFIELD BEACH, FL 33441

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

RECEIVED
SHERIFF
2020 SEP 10 AM 8:10
BROWARD COUNTY
FLORIDA



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
DEERFIELD PINES ASSOCIATION, INC.

Filing Information

Document Number	725689
FEI/EIN Number	59-1527451
Date Filed	02/28/1973
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/07/2019
Event Effective Date	NONE

Principal Address

1428 SE 4TH AVENUE, OFFICE
DEERFIELD BEACH, FL 33441

Changed: 01/24/2020

Mailing Address

8200 NW 41 ST
SUITE 200
Doral, FL 33166

Changed: 01/24/2020

Registered Agent Name & Address

SHENDELL & ASSOCIATES, P.A.
635 SE 10 STREET
SUITE 635A
DEERFIELD BEACH, FL 33441

Name Changed: 09/17/2018

Address Changed: 01/24/2020

Officer/Director Detail

Name & Address

Title President

ALDER, JAMES H

8200 NW 41 ST
Suite 200
Doral, FL 33166

Title Treasurer

PETROVA, TEODORA
8200 NW 41 ST
Suite 200
Doral, FL 33166

Title Secretary

SALAMONE-HUNT, MELISSA
8200 NW 41 ST
Suite 200
Doral, FL 33166

Title VP

Moffitt, Victor G
8200 NW 41 ST
Suite 200
Doral, FL 33166

Annual Reports

Report Year	Filed Date
2019	04/09/2019
2019	11/27/2019
2020	01/24/2020

Document Images

01/24/2020 -- ANNUAL REPORT	View image in PDF format
11/27/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/09/2019 -- ANNUAL REPORT	View image in PDF format
01/07/2019 -- Amendment	View image in PDF format
11/05/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
09/17/2018 -- Reg. Agent Change	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
04/04/2017 -- ANNUAL REPORT	View image in PDF format
03/17/2016 -- ANNUAL REPORT	View image in PDF format
03/13/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
09/03/2013 -- Reg. Agent Change	View image in PDF format
03/31/2013 -- ANNUAL REPORT	View image in PDF format
04/01/2012 -- ANNUAL REPORT	View image in PDF format
03/02/2011 -- ANNUAL REPORT	View image in PDF format
03/25/2010 -- ANNUAL REPORT	View image in PDF format
03/05/2009 -- ANNUAL REPORT	View image in PDF format
03/28/2008 -- ANNUAL REPORT	View image in PDF format

[04/02/2007 -- ANNUAL REPORT](#)

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[03/28/1997 -- ANNUAL REPORT](#)

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[03/27/1996 -- ANNUAL REPORT](#)

View image in PDF format

[04/06/1995 -- ANNUAL REPORT](#)

View image in PDF format

**This Instrument Prepared By and
To Be Returned To:**

**Tamar Duffner Shendell, Esq.
635 SE 10 Street, Suite 635A
Deerfield Beach, FL 33441**

CLAIM OF LIEN

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared, Tamar Duffner Shendell, who, upon first being duly sworn, says that she is the Authorized Agent of Deerfield Pines Association, Inc., a Florida corporation not for profit ("Association"), whose address is c/o Dynamic Accounting, Inc., 6402 NW 5th Way, Fort Lauderdale, Florida 33309, the Lienor herein; and

THAT PURSUANT to Article 6 of the Declaration of Condominium of Deerfield Pines Association, Inc., recorded in Official Records Book 5383 at Page 724 and amendments thereto as recorded from time to time, all in the Public Records of Broward County, Florida (hereinafter collectively referred to as the "Declaration"), this is a claim of lien for unpaid assessments, due from each Owner of an "Apartment," as such term is defined in the Declaration, plus interest at the rate of ten percent (10%) per annum from due date until paid, together with attorneys' fees and costs incurred by the Association incident to the collection of the assessments and enforcement of this claim of lien, as well as assessments coming due after July 6, 2018 the following described property located in Broward County, Florida:

A Condominium Parcel designated as Apartment No. 265 of DEERFIELD PINES, a Condominium, according to the Declaration of Condominium dated July 20, 1973, and recorded in O.R. Book 5383 commencing at Page 724, Public Records of Broward County, Florida.

In Accordance with the Declaration, there is presently due and owing to Lienor, as of July 6, 2018, from the Owner the sum of One Thousand Two Hundred Sixty-Four and 76/100 Dollars (\$1,264.76) (representing the \$44.76 balance of Monthly Maintenance Assessment due 2/1/18 in the amount of \$244.00 and Monthly Maintenance Assessments due 3/1/18, 4/1/18, 5/1/18, 6/1/18 and 7/1/18 in the amount of \$244.00 each), plus assessments coming due after July 6, 2018, less partial payment applied July 12, 2018 in the amount of \$138.00 and partial payment applied August 13, 2018 in the amount of \$138.00, plus interest, costs and attorneys' fees, as well as future, monthly and special assessments coming due to the Association, which sum remains unpaid and on which amount the Association claims a lien on the Property pursuant to the Declaration. The record owner of the property is **The Estate of Linda Seiden**.

FURTHER AFFIANT SAYETH NAUGHT.

Witnesses: [Signature]
[Signature]

DEERFIELD PINES ASSOCIATION, INC.
a Florida corporation not for profit

Printed Name:

[Signature]
Printed Name: A. Milano

By: [Signature]
Tamar Duffner Shendell
Authorized Agent

The foregoing instrument was acknowledged before me this 29 day of August, 2018, by Tamar Duffner Shendell, as Authorized Agent of Deerfield Pines Association, Inc. who is personally known to me and who did take an oath.

[Signature]
NOTARY PUBLIC
My commission expires:



Name:

LINDA SEIDEN
1428 SE 4th AVE, APT. 265
DEERFIELD BEACH, FL 33441

This instrument Prepared by: **93146434**

KARIN LISSY RICKENBAKER
340 SE 11th ST
DEERFIELD BEACH, FL 33441
Property Appraiser Parcel Identification (Folio) Number(s):

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

Stamps \$ 70 Tax \$ —
Documentary Intangible
RECEIVED in Broward County as required by
law.
by Susan M. Murosky
Deputy Clerk

1992 APR 12 PM 3:30

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 19 day of Nov., A.D. 1992, by

first party, to WERNER M. ZENAU, a single man, and LINDA SEIDEN, a single woman
whose post office address is 1428 Southeast 4th Avenue, Apartment 265
Deerfield Beach, Florida 33441
second party: LINDA SEIDEN, a single woman, 1428 SE 4th Ave, Apt. 265
Deerfield Beach, Florida 33441

Witnesseth, That the said first party, for and in consideration of the sum of \$ ****TEN ONLY****,
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:

A Condominium Parcel designated as Apartment No. 265 of
DEERFIELD PINES, a Condominium, according to the Declaration of
Condominium dated July 20, 1973, and recorded in O.R. Book 5383
commencing at Page 724, Public Records of Broward County, Florida,
together with all of the appurtenances there on to appertaining
including a right of exclusive use of Parking Space No. 154,
shown in the Declaration aforesaid, which use shall run with the
apartment, not be separated therefrom, and which shall always be
conveyed with and as a part of such apartment.

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

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:

Vera Kerner
Witness Signature (as to first Grantor)

VERA KERNER
Printed Name

Henry Kerner
Witness Signature (as to first Grantor)

HENRY KERNER
Printed Name

Vera Kerner
Witness Signature (as to second Grantor, if any)

VERA KERNER
Printed Name

Henry Kerner
Witness Signature (as to second Grantor, if any)

HENRY KERNER
Printed Name

STATE OF NEW YORK
COUNTY OF QUEENS

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 WERNER M. ZENAU, a single man and

LINDA SEIDEN, a single woman to me known to be the person described in and who
executed the foregoing Quit-Claim Deed and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 19 day of Nov., A.D. 1992.



Werner M. Zenau
Grantor Signature

WERNER M. ZENAU, a single man
Printed Name
1428 Southeast 4th Avenue Apt. 265
Deerfield Beach, Florida 33441
Post Office Address

Linda Seiden
Grantor Signature

LINDA SEIDEN, a single woman
Printed Name
1428 Southeast 4th Avenue Apt. 265
Deerfield Beach, Florida 33441
Post Office Address

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

Celia Garcia
Notary Signature
CELIA GARCIA
Notary Public, State of New York
Printed Notary Signature No. 41-49766-3
My Commission Expires Dec. 10, 1992

BR20546PG0349

Case Number: CACE-18-025303 Division: 13
Filing # 79889322 E-Filed 10/25/2018 04:19:28 PM

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

DEERFIELD PINES ASSOCIATION, INC.,
a Florida Corporation Not for Profit,

CASE NO.:

Plaintiff,

v.

EVELYN SEIDEN, THE UNKNOWN HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS, CREDITORS, BENEFICIARIES, TRUSTEES
OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, AGAINST
THE ESTATE OF LINDA SEIDEN, DECEASED, JOHN DOE AS UNKNOWN SPOUSE
OF LINDA SEIDEN, UNKNOWN TENANT NO. 1 AND UNKNOWN TENANT NO. 2,

Defendants.

NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN that suit was instituted in the above styled Court on October
25, 2018, by the above styled Plaintiff against the above styled Defendants. The purpose of the
suit is to foreclose a certain Claim of Lien upon the following property:

A Condominium Parcel designated as Apartment No. 265 of
DEERFIELD PINES, a Condominium, according to the Declaration
of Condominium dated July 20, 1973, and recorded in O.R. Book
5383 commencing at Page 724, Public Records of Broward County,
Florida.

All persons are therefore warned and advised of the pendency of this suit.

SHENDELL & ASSOCIATES, P.A.
Attorneys for Plaintiff
635 SE 10 Street, Suite 635A
Deerfield Beach, FL 33441
(954) 781-3747
Service@shendell-law.com

By: 

Tamar Duffner Shendell
Florida Bar No. 861359

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 6/25/2019 11:47:23 AM.****

Filed in Open Court,
BRENDA D. FORMAN,
CLERK

ON
BY

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

IN RE: The Estate of Probate Division

LINDA SEIDEN a/k/a,
SIEGLINE SEIDEN,

File No.: PR-C-19-0533
Division: 60 J

Deceased.

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(intestate - descendant, no spouse - exempt from claims)

THIS CAUSE having come before the Court on the Amended Petition of EVELYN S. SEIDEN for an order determining homestead status of real property, all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the Court finds that:

1. The decedent died intestate and was domiciled in Broward County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was survived by one or more descendants;
4. At the time of death, the decedent owned and resided on the real property described

in the Amended Petition; it is

ADJUDGED that the following-described property (the "Property"):

A Condominium Parcel designated as Apartment No. 265 of DEERFIELD PINES, a Condominium, according to the Declaration of Condominium dated July 20, 1973, and recorded in O.R. Book 5383 commencing at Page 724, Public Records of Broward County, Florida, together with all of the appurtenances there on to appertaining including a right of exclusive use of Parking Space No. 154, shown in the Declaration aforesaid, which use shall run with the apartment, not be separated therefrom, and which shall always be conveyed with and as a part of such apartment.

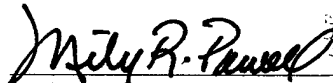
{00712731.DOC 1 }

*** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 6/25/2019 11:47:23 AM.***

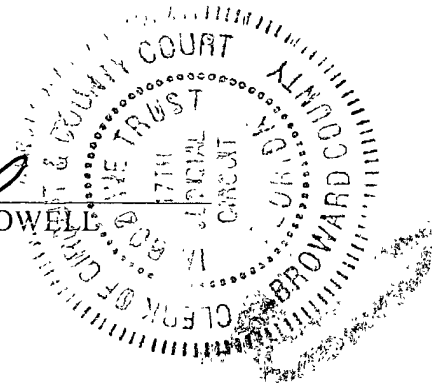
P.2 19-533

assigned to them by this Order, and the persons so paying, delivering, or transferring shall not be accountable to anyone other than Evelyn S. Seiden, daughter and next of kin to decedent, for the assets as outlined herein.

ORDERED on June JUN 25 2019, 2019.



MILY RODRIGUEZ POWELL
Circuit Court Judge



Copy to:

Robert M. Bulfin, Esq., Panza, Maurer & Maynard, P.A.
2400 E. Commercial Boulevard, Suite 905, Fort Lauderdale, Florida 33308

*** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 6/25/2019 11:47:23 AM.***

Filed in Open Court,
BRENDA D. FORMAN,
CLERK

ON 6/25/19
BY [Signature]

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

IN RE: The Estate of

Probate Division

LINDA SEIDEN a/k/a,
SIEGLINE SEIDEN,

File No.: PR-C-19-0533
Division: 60 J

Deceased.

ORDER OF SUMMARY ADMINISTRATION
(Intestate)

THIS CAUSE having come before the Court on the Amended Petition of, EVELYN S. SEIDEN, for Summary Administration of the Estate of LINDA SEIDEN a/k/a SIEGLINE SEIDEN, deceased, and the Court finding that the decedent died on [REDACTED] a resident of Broward County, Florida, that there are no additional interested parties to the Estate of LINDA SEIDEN a/k/a SIEGLINE SEIDEN, that all material allegations of the Amended Petition are true; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUGED that:

1. There be immediate distribution of the assets of the decedent, LINDA SEIDEN a/k/a SIEGLINE SEIDEN, to EVELYN S. SEIDEN.
2. Those to whom specified parts of the decedent's estate are assigned by this Order as referenced above shall be entitled to immediately receive and collect the same, and to maintain actions to enforce these rights.
3. Those holding property of the decedent, and those with whom securities or other property of the decedent are registered, are authorized and empowered to comply with this Order by paying, delivering, or transferring to those specified above, the parts of the decedent's estate

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 6/25/2019 11:47:23 AM.****

P.2 *19 533*

a/k/a 1428 SE 4th Avenue, Apartment # 265, Deerfield Beach, Florida 33441
constituted the homestead of the decedent within the meaning of Section 4 of Article X of the
Constitution of the State of Florida.

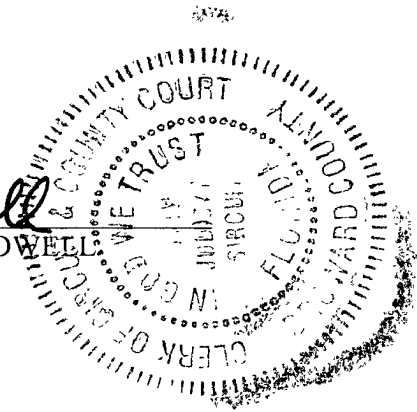
ADJUDGED FURTHER that the title to the Property descended and the constitutional
exemption from claims of decedent's creditors inured to the decedent's descendant:

NAME	ADDRESS	RELATIONSHIP	SHARE
EVELYN S. SEIDEN	1428 SE 4 th Ave., #H-265 Deerfield Beach, FL 33441	Daughter	100%

ADJUDGED FURTHER that the personal representative is authorized and directed to
surrender all of the Property which may be in the possession or control of the personal
representative to the above-named descendant, and that the personal representative shall have no
further responsibility with respect to it.

JUN 25 2019
ORDERED on June _____, 2019.

Mily R. Powell
MILY RODRIGUEZ POWELL
Circuit Court Judge



Copy to:

Robert M. Bulfin, Esq., Panza, Maurer & Maynard, P.A.
2400 E. Commercial Boulevard, Suite 905, Fort Lauderdale, Florida 33308

gm 13

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

**GENERAL JURISDICTION DIVISION
CASE No.: CACE 2010-018323 (03)**

LINDA SEIDEN,

Plaintiff,

vs.

**ALDRED ROOFING, INC., a Florida
Corporation, DEERFIELD PINES
ASSOCIATION, INC., and UNIVERSAL
PROPERTY AND CASUALTY INSURANCE
COMPANY, a Florida insurance corporation,**

Defendants.

FILED FOR RECORDS
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLORIDA
11 DEC 13 PM 3:57
CIVIL 3

PAUL J. KNESKI, ESQ.'s NOTICE AND CLAIM OF ATTORNEYS' CHARGING LIEN

NOTICE IS HEREBY GIVEN that PAUL J. KNESKI, ESQ., files this Claim of Attorneys' Charging Lien in the amount of \$ 30,180.00 , due, owing and unpaid as compensation for professional legal services rendered, costs, expenses and disbursements, in the above styled cause, on behalf of LINDA SEIDEN upon all of LINDA SEIDEN's rights, titles and interests in any and all real and personal property within the jurisdiction of this Court pursuant to the Contract between PAUL J. KNESKI, ESQ., and LINDA SEIDEN. This lien secures any additional attorney's fees to which PAUL J. KNESKI, ESQ. may become entitled pursuant to his Contract with LINDA SEIDEN.

[Signature]

PAUL J. KNESKI, ESQUIRE
Attorney for Plaintiff

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original of this Pleading was filed with the Court and a true and correct copy was on this 8th day of December, 2011 mailed to: **Mark A. Levine, Esq. and Derek H. LLOYD** at WADSWORTH HUOTT, LLP, Attorneys for Defendant, Aldred Roofing, Inc., at 200 S.E. First Street, Suite 1100, Miami, Florida 33131; **David S. Chaiet, Esq.**, at EISENGER, BROWN, LEWIS, FRANKEL, CHAIET & KRUT, P.A., Attorney for Defendant, Deerfield Pines Association, 4000 Hollywood Boulevard, Suite 265-South, Hollywood, FL 33021, **Katherine Hercher, Esq.**, at LOUGHREN AND DOYLE, P.A., Attorneys for Defendant, Universal Property and Casualty Insurance, 506 Southeast 8th Street, Fort Lauderdale, FL 33316, and *Linda Seiden, 1428 S.E. 4th Avenue, Bldg. #H, Unit #265, Deerfield Beach, FL 33441, (*Via Certified R.R.R. 7011 0110 0002 0453 2216).

LAW OFFICES OF KNESKI & KNESKI
[Signature]
By: _____
PAUL J. KNESKI, ESQ.
BISCAYNE BUILDING/SUITE 807
19 WEST FLAGLER STREET
MIAMI, FLORIDA 33130
TEL: (305) 358-0080
FAX: (305) 371-3436
FBN: 260770
Kneskilaw@bellsouth.net

AFTER RECORDING - RETURN TO:

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. **DESCRIPTION OF PROPERTY** (Legal description & street address, if available) **TAX FOLIO NO.:** 484307330010

SUBDIVISION _____ **BLOCK** _____ **TRACT** _____ **LOT** _____ **BLDG** _____ **UNIT** _____

1428 SE 4 AVE DEERFIELD BEACH, FL 33441

2. **GENERAL DESCRIPTION OF IMPROVEMENT:**
Remove and replace irrigation system at perimeter of property per City of Deerfield Beach Code violations compliance.

3. **OWNER INFORMATION:** a. Name DEERFIELD PINES ASSN INC

b. Address 1428 SE 4 AVE DEERFIELD BEACH, FL 33441 c. Interest in property _____

d. Name and address of fee simple titleholder (if other than Owner) _____

4. **CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:**
Landscape Service Professionals, 6115 N.W. 77th Way, Tamarac, FL 33321

5. **SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:**
N/A

6. **LENDER'S NAME, ADDRESS AND PHONE NUMBER:**
N/A

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): _____, 20____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Teodora Petrova, Treasurer

Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

Teodora Petrova
Print Name and Provide Signatory's Title/Office

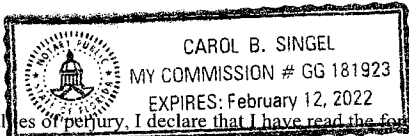
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 10 day of Jan, 2020

By Teodora N Petrova, as _____, (name of person) (type of authority, ...e.g. officer, trustee, attorney in fact)

For _____ (name of party on behalf of whom instrument was executed)

Personally known or produced the following type of identification: FL DL



CB Singel
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.25, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

By _____ By _____

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

DATE: September 1st, 2020
PROPERTY ID # 484307-AD-1290 (TD # 45289)

WARNING

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

EVELYN S. SEIDEN
1428 SE 4TH AVE., #H-265
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1428 SE 4 AVENUE #265, DEERFIELD BEACH, FL 33441 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 September 30, 2020\$6,795.79
- Or
- * Estimated Amount due if paid by October 20, 2020\$6,885.44

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 21, 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/recordstaxestresury

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

DATE: September 1st, 2020
PROPERTY ID # 484307-AD-1290 (TD # 45289)

WARNING

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

SEIDEN, EVELYN S
1428 SE 4 AVE #265
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1428 SE 4 AVENUE #265, DEERFIELD BEACH, FL 33441 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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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: September 1st, 2020
PROPERTY ID # 484307-AD-1290 (TD # 45289)

WARNING

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

CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1428 SE 4 AVENUE #265, DEERFIELD BEACH, FL 33441 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: September 1st, 2020
PROPERTY ID # 484307-AD-1290 (TD # 45289)

WARNING

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

DEERFIELD PINES ASSOCIATION, INC.
8200 NW 41 ST, SUITE 200
DORAL, FL 33166

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1428 SE 4 AVENUE #265, DEERFIELD BEACH, FL 33441 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: September 1st, 2020
PROPERTY ID # 484307-AD-1290 (TD # 45289)

WARNING

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

DEERFIELD PINES ASSOCIATION, INC., C/O DYNAMIC ACCOUNTING, INC.

6402 NW 5TH WAY
FORT LAUDERDALE, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1428 SE 4 AVENUE #265, DEERFIELD BEACH, FL 33441 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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- * Estimated Amount due if paid by October 20, 2020\$6,885.44

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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: September 1st, 2020
PROPERTY ID # 484307-AD-1290 (TD # 45289)

WARNING

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

DEERFIELD PINES ASSOCIATION, INC., TAMAR DUFFNER SHENDELL, SHENDELL &
ASSOCIATES, P.A.
635 SE 10 STREET, SUITE 635A
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1428 SE 4 AVENUE #265,
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MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by September 30, 2020\$6,795.79
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* Estimated Amount due if paid by October 20, 2020\$6,885.44

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DATE: September 1st, 2020
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EISENGER, BROWN, LEWIS, FRANKEL,
CHAIET & KRUT, PA AND DAVID S. CHAIET, ESQ.
DEERFIELD PINES ASSOCIATION
4000 HOLLYWOOD BOULEVARD SUITE 265 -SOUTH
HOLLYWOOD, FL 33021

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

DATE: September 1st, 2020
PROPERTY ID # 484307-AD-1290 (TD # 45289)

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LANDSCAPE SERVICE PROFESSIONALS
6115 N.W. 77TH WAY
TAMARAC, FL 33321

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

DATE: September 1st, 2020
PROPERTY ID # 484307-AD-1290 (TD # 45289)

WARNING

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LOUGHREN AND DOYLE, P.A.
KATHERINE HERCHER, ESQ
UNIVERSAL PROPERTY AND CASUALTY INS.
506 SOUTHEAST 8 STREET
FORT LAUDERDALE, FL 33316

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

DATE: September 1st, 2020
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PAUL J. KNESKI, ESQ., LAW OFFICE OF KNESKI & KNESKI

BISCAYNE BUILDING/SUITE 807,
19 WEST FLAGLER STREET
MIAMI, FL 33130

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ROBERT M. BULFIN, ESQ
MAURER & MAYNARD, P. A.
2400 E COMMERCIAL BOULEVARD,
SUITE 905
FORT LAUDERDALE, FL 33308

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: September 1st, 2020
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SHENDELL & ASSOCIATES, P.A., REGISTERED AGENT O/B/O DEERFIELD PINES
ASSOCIATION, INC.
635 SE 10 STREET, SUITE 635A
DEERFIELD BEACH, FL 33441

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TAMAR DUFFNER SHENDELL
DEERFIELD PINES ASSOCIATION, INC
6402 NW 5TH WAY
FORT LAUDERDALE, FL 33309

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WADSWORTH HUOTT, LLP
MARK A. LEVINE, ESQ. AND DEREK H. LLOYD
200 S. E. FIRST STREET
SUITE 1100
MIAMI, FL 33133

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ALFRED ROOFING, INC.
200 S. E. FIRST STREET SUITE 1100
MIAMI, FL 33133

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

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TD 45289 OCTOBER 2020 WARNING
WADSWORTH HUOTT, LLP
MARK A. LEVINE, ESQ. AND DEREK H. LLOYD
ALFRED ROOFING, INC.
200 S. E. FIRST STREET SUITE 1100
MIAMI, FL 33133

7019 0700 0000 9927 5062

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

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TD 45289 OCTOBER 2020 WARNING
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MARK A. LEVINE, ESQ. AND DEREK H. LLOYD
200 S. E. FIRST STREET
SUITE 1100
MIAMI, FL 33133

7019 0700 0000 9927 5075

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
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TAMAR DUFFNER SHENDELL
DEERFIELD PINES ASSOCIATION, INC
6402 NW 5TH WAY
FORT LAUDERDALE, FL 33309

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

See Reverse for Instructions

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AGENT O/B/O DEERFIELD PINES ASSOCIATION,
INC.
635 SE 10 STREET, SUITE 635A
DEERFIELD BEACH, FL 33441

City, State, ZIP+4®

7019 0700 0000 9927 5051

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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
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Pr	TD 45289 OCTOBER 2020 WARNING
\$	ROBERT M. BULFIN, ESQ
To	MAURER & MAYNARD, P. A.
\$	2400 E COMMERCIAL BOULEVARD,
Se	SUITE 905
St	FORT LAUDERDALE, FL 33308
City, State, ZIP+4®	

7019 0700 0000 9927 5044

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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 | \$ _____ |

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TD 45289 OCTOBER 2020 WARNING
PAUL J. KNESKI, ESQ., LAW OFFICE OF KNESKI &
KNESKI
BISCAYNE BUILDING/SUITE 807,
19 WEST FLAGLER STREET
MIAMI, FL 33130

City, State, ZIP+4®

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

See Reverse for Instructions

7019 0700 0000 9927 5037

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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
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C.

TD 45289 OCTOBER 2020 WARNING
LOUGHREN AND DOYLE, P.A.
KATHERINE HERCHER, ESQ
UNIVERSAL PROPERTY AND CASUALTY INS.
506 SOUTHEAST 8 STREET
FORT LAUDERDALE, FL 33316

7019 0700 0000 9927 5020

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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
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TD 45289 OCTOBER 2020 WARNING
LANDSCAPE SERVICE PROFESSIONALS
6115 N.W. 77TH WAY
TAMARAC, FL 33321

7019 0700 0000 9927 5013

U.S. Postal Service
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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	\$ _____

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TD 45289 OCTOBER 2020 WARNING
EISENGER, BROWN, LEWIS, FRANKEL,
CHAIET & KRUT, PA AND DAVID S. CHAIET, ESQ.
DEERFIELD PINES ASSOCIATION
4000 HOLLYWOOD BOULEVARD
SUITE 265 -SOUTH
HOLLYWOOD, FL 33021

7019 0700 0000 9927 5006

7019 0700 0000 9927 4993

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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
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TD 45289 OCTOBER 2020 WARNING
DEERFIELD PINES ASSOCIATION, INC.,
TAMAR DUFFNER SHENDELL, SHENDELL &
ASSOCIATES, P.A.
635 SE 10 STREET, SUITE 635A
DEERFIELD BEACH, FL 33441

7019 0700 0000 9927 4986

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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
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TD 45289 OCTOBER 2020 WARNING
DEERFIELD PINES ASSOCIATION, INC., C/O
DYNAMIC ACCOUNTING, INC.
6402 NW 5TH WAY
FORT LAUDERDALE, FL 33309

City, State, ZIP+4®

7019 0700 0000 9927 4979

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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

TD 45289 OCTOBER 2020 WARNING
DEERFIELD PINES ASSOCIATION, INC.
8200 NW 41 ST, SUITE 200
DORAL, FL 33166

7019 0700 0000 9927 4962

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)	
<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
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TD 45289 OCTOBER 2020 WARNING
CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

7019 0700 0000 9927 4955

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
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TD 45289 OCTOBER 2020 WARNING
SEIDEN, EVELYN S
1428 SE 4 AVE #265
DEERFIELD BEACH, FL 33441

City, State, ZIP+4®

7039 0700 0000 9927 4948

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

For delivery information, visit our website at 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

TD 45289 OCTOBER 2020 WARNING
EVELYN S. SEIDEN
1428 SE 4TH AVE., #H-265
DEERFIELD BEACH, FL 33441

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:

D 45289 OCTOBER 2020 WARNING
 EISENGER, BROWN, LEWIS, FRANKEL,
 CHAIET & KRUT, AND DAVID S. CHAIET, ESQ.
 DEERFIELD PINES ASSOCIATION
 4000 HOLLYWOOD BOULEVARD
 SUITE 265 -SOUTH
 HOLLYWOOD, FL 33021



9590 9402 5319 9154 2110 70

2. Article Number (Transfer from service label)

7019 0700 0000 9927 5006

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X M Battle

- Agent
- Addressee

B. Received by (Printed Name)

M BATTLE

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

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 45289 OCTOBER 2020 WARNING
 EVELYN S. SEIDEN
 1428 SE 4TH AVE., #H-265
 DEERFIELD BEACH, FL 33441**



9590 9402 5319 9154 2111 31

2. Article Number (Transfer from service label)

7019 0700 0000 9927 4948

COMPLETE THIS SECTION

A. Signature

Bill Coe C-19 Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

9-5-20

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) | |

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 45289 OCTOBER 2020 WARNING
ROBERT M. BULFIN, ESQ
MAURER & MAYNARD, P. A.
2400 E COMMERCIAL BOULEVARD,
SUITE 905
FORT LAUDERDALE, FL 33308



9590 9402 5319 9154 2110 56

2. Article Number (Transfer from service label)

7019 0700 0000 9927 5044

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

CAVID 19

C. Date of Delivery

9/15/2020

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
- Registered Mail
- Registered Mail Restricted Delivery (\$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 45289 OCTOBER 2020 WARNING
 CITY OF DEERFIELD BEACH
 150 NE 2 AVE
 DEERFIELD BEACH, FL 33441**



9590 9402 5319 9154 2111 24

2. Article Number (Transfer from service label)

7019 0700 0000 9927 4962

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *COVID 19*

- Agent
- Addressee

B. Received by (Printed Name)

Card

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
- Registered Mail
- Registered Mail Restricted Delivery (\$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 45289 OCTOBER 2020-WARNING
 LANDSCAPE SERVICE PROFESSIONALS
 6115 N.W. 77TH WAY
 TAMARAC, FL 33321**



9590 9402 5319 9154 2110 87

2. Article Number (Transfer from service label)

7019 0700 0000 9927 5013

COMPLETE THIS SECTION ON

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

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 45289 OCTOBER 2020 WARNING
 DEERFIELD PINES ASSOCIATION, INC., C/O
 DYNAMIC ACCOUNTING, INC.
 6402 NW 5TH WAY
 FORT LAUDERDALE, FL 33309**



9590 9402 5319 9154 2111 00

2. Article Number (Transfer from service label)

7019 0700 0000 9927 4986

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C 19 R 932 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
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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 45289 OCTOBER 2020 WARNING
 TAMAR DUFFNER SHENDELL
 DEERFIELD PINES ASSOCIATION, INC
 6402 NW 5TH WAY
 FORT LAUDERDALE, FL 33309**



9590 9402 5319 9154 2110 25

2. Article Number (Transfer from service label)

7019 0700 0000 9927 5048

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C19 RT 932

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