

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

UPDATE REPORT

UPDATE ORDER DATE: 12/28/2020

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 12/23/2020

CERTIFICATE # 2017-17675

ACCOUNT # 514221150510

ALTERNATE KEY # 705400

TAX DEED APPLICATION # 46591

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 27, Block 4, of Foster Homesites, according to the Plat thereof, as recorded in Plat Book 15, Page 48, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: FOSTER ROAD, HALLANDALE BEACH FL 33009

OWNER OF RECORD ON CURRENT TAX ROLL:

REGINALD DAVIS

2200 N FORSYTH ROAD #53

ORLANDO, FL 32807 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

REGINALD DAVIS

2200 N FORSYTH RD #-H3

ORLANDO, FL 32807

(Per Order of Summary Administration. No prior deed found in the Official Records.)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 21 15 0510

CURRENT ASSESSED VALUE: \$13,590

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:

No new documents found.

**Update search found no new recorded documents.

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

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: 10/14/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/13/2020

CERTIFICATE # 2017-17675

ACCOUNT # 514221150510

ALTERNATE KEY # 705400

TAX DEED APPLICATION # 46591

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 27, Block 4, of Foster Homesites, according to the Plat thereof, as recorded in Plat Book 15, Page 48, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: FOSTER ROAD, HALLANDALE BEACH FL 33009

OWNER OF RECORD ON CURRENT TAX ROLL:

REGINALD DAVIS

2200 N FORSYTH ROAD #53

ORLANDO, FL 32807 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

REGINALD DAVIS

OR: 42585, Page: 564

2200 N FORSYTH RD #-H3

ORLANDO, FL 32807

(Per Order of Summary Administration. No prior deed found in the Official Records.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FIG FL18 LLC

FCM AS CUSTODIAN FOR FIG FL18 LLC AND SECURED PARTY

PO BOX 54418

NEW ORLEANS, LA 70154-4418 (Tax Deed Applicant)

CITY OF HALLANDALE BEACH

OR: 34483, Page: 1378

CITY CLERK'S OFFICE

OR: 38308, Page: 503

400 S FEDERAL HIGHWAY

HALLANDALE BEACH, FL 33009 (Per Liens)

BROWARD COUNTY

OR: 49287, Page: 1953

CLERK OF THE CIRCUIT COURT

OR: 49392, Page: 643

(Per Orders. No address or image included per county's request.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 21 15 0510

CURRENT ASSESSED VALUE: \$13,590

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:

None found.

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

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

Suzette Servas

Title Examiner

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46591

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 May 2021, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

REGINALD DAVIS
2200 N FORSYTH RD #H3
ORLANDO, FL 32807

REGINALD DAVIS
2200 N FORSYTH RD # 53
ORLANDO, FL 32807-5325

BROWARD COUNTY CLERK OF
THE CIRCUIT COURT
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL
33301-3303

*BANNISTER, ELIZABETH P
COZART, AHMAD
509 NW 6TH ST
HALLANDALE BEACH, FL
33009-3259

*BENEDETTI, ERNESTO
REGISTERED AGENT O/B/O
CBV LLC
19790 W DIXIE HWY STE 710
MIAMI, FL 33180-2296

*CBV LLC
1250 E HALLANDALE BEACH
BLVD STE 1002
HALLANDALE BEACH, FL
33009-4636

CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND
FLR
HALLANDALE BEACH, FL
33009

CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL
33009-6433

CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S FEDERAL HIGHWAY
HALLANDALE BEACH, FL
33009

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 May 2021 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46591

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: 514221-15-0510
Certificate Number: 17675
Date of Issuance: 05/24/2018
Certificate Holder: FIG FL18 LLC FCM AS CUSTODIAN FOR FIG FL18 LLC AND SECURED PARTY
Description of Property: FOSTER HOMESITES 15-48 B
& DB 334/84
LOT 27 BLK 4

Name in which assessed: DAVIS,REGINALD
Legal Titleholders: DAVIS,REGINALD
2200 N FORSYTH ROAD #53
ORLANDO, FL 32807

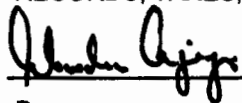
All of said property being in the County of Broward, State of Florida.

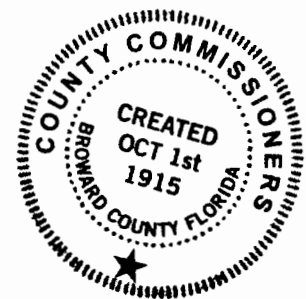
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of May, 2021. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 1st day of February, 2021.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION





By:
Abiodun Ajayi
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 04/15/2021, 04/22/2021, 04/29/2021 & 05/06/2021
Minimum Bid: 1813.57

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46591

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Certificate Number: 17675
Date of Issuance: 05/24/2018
Certificate Holder: FIG FL18 LLC FCM AS CUSTODIAN FOR FIG FL18 LLC AND SECURED PARTY
Description of Property: FOSTER HOMESITES 15-48 B
& DB 334/84
LOT 27 BLK 4

Name in which assessed: DAVIS,REGINALD
Legal Titleholders: DAVIS,REGINALD
2200 N FORSYTH ROAD #53
ORLANDO, FL 32807

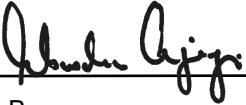
All of said property being in the County of Broward, State of Florida.

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 June, 2021. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 20th day of May, 2021.

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: 05/13/2021, 05/20/2021, 05/27/2021 & 06/03/2021
Minimum Bid: 2604.11

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

46591
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 17675

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

05/27/2021 06/03/2021

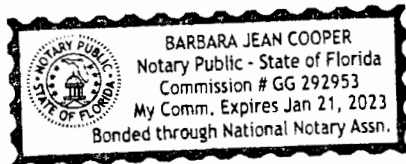
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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 JUNE, A.D. 2021

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 46591**

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: 514221-15-0510
Certificate Number: 17675

Date of Issuance: 05/24/2018

Certificate Holder:
FIG FL 18 LLC FGM AS CUSTODIAN
FOR FIG FL 18 LLC AND SECURED
PARTY

Description of Property:
FOSTER HOMESITES 15-48 B &
DB 334/84
LOT 27 BLK 4

Name in which assessed:
DAVIS, REGINALD

Legal Titleholders:
DAVIS, REGINALD
2200 N FORSYTH ROAD #53
ORLANDO, FL 32807

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 June, 2021. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedaction.net

*Pre-registration is required to bid.

Dated this 20th day of May, 2021.

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: 2604.11

401-314

5/27 6/3

21-39/0000532244B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21020317

Broward County, FL VS Reginald Davis

RETURN OF SERVICE



Court Case # TD 46591

Hearing Date:06/16/2021

Received by CCN 16737

05/24/2021 2:30 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Reginald Davis Foster Road Hallandale Beach FL 33009**

Served:

Not Served:

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

Date: 05/26/2021 Time: 9:45 AM

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

Posted Commercial: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

/

COMMENTS: Posted Tax Notice

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: *L. Spivey #16737*

D.S.

L. Spivey, #16737

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 # 514221-15-0510 (TD #46591)

RECEIVED SHERIFF
MAY 21 2 12:04

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 May 28, 2021\$2,264.47
- Or
- * Amount due if paid by June 15, 2021\$2,289.08

*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 June 16, 2021 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

DAVIS, REGINALD
FOSTER RD
HALLANDALE BEACH, FL 33009

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

16

RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: FOSTER HOMESITES 15-48 B & DB 334/84 LOT 27 BLK 4

Folio Number: 1221-15-0510

Street address: 514 FOSTER ROAD, HALLANDALE BEACH, FL 33009
Owner (s) of Record: EVA DAVIS % ERMA FERGUSON
16200 NW 27TH PLACE, OPA-LOCKA, FL 33054

The said liens (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
SPECIAL TRASH COLLECTION	10/30/00 TO 2/28/02	\$447.37
ADMINISTRATIVE CHARGE		\$40.00
RECORDING FEE		<u>\$6.00</u>

Dated this 25th day of November 2002
Plus interest at the legal rate. \$493.37

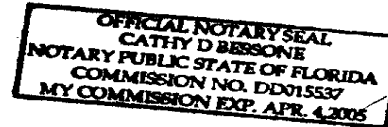
CITY OF HALLANDALE BEACH

By: Jeffrey Naftal
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by JEFFREY NAFTAL, City Clerk of the City of Hallandale Beach, This 25th day of November, 2002

Cathy Bessone
Notary Public
State of Florida At Large
My Commission Expires:



RETURN TO:
CITY OF HALLANDALE BEACH
CITY CLERK'S OFFICE
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

22

CLAIM OF LIEN

Notice is hereby given that the City of Hallandale Beach, State of Florida, has and claims one or more liens on the following described property.

Legal Description: FOSTER HOMESITES 15-48 B & DB 334/84 LOT 27 BLK 4

Folio Number: 1221-15-0510

Street address: 514 FOSTER ROAD, HALLANDALE BEACH, FL 33009
Owner (s) of Record: EVA DAVIS

The said liens (s) are claimed for the following:

<u>SERVICES RENDERED</u>	<u>DATES OF RENDITION</u>	<u>AMOUNT CLAIMED</u>
LOT MOWING & CLEARING	2/2/2001 TO 9/28/2001	\$525.00
RECORDING FEE		\$6.00
ADMINISTRATIVE CHARGE		\$40.00
	Plus interest at the legal rate.	\$571.00

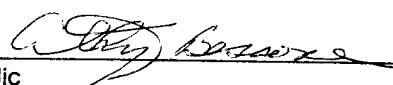
Dated this 25TH day of May 2004

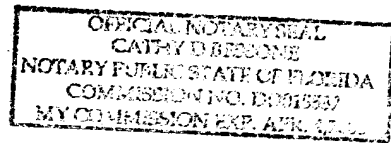
CITY OF HALLANDALE BEACH

By: 
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by E. DENT MCGOUGH
City Clerk of the City of Hallandale Beach, This 25TH day of May, 2004


Notary Public
State of Florida At Large
My Commission Expires:



IN THE CIRCUIT COURT FOR Miami-Dade COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

Eva Davis a/k/a
Eva H. Davis

File Number 94-4191-CP
Division 04

Deceased.

FORD

ORDER OF SUMMARY ADMINISTRATION
(intestate)

On the petition of Reginald Davis

for summary administration of the estate of Eva Davis a/k/a Eva H. Davis, deceased, the court finding that the decedent died on , ; that all interested persons have been served proper notice of hearing or have waived notice thereof; that the material allegations of the petition are true; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

Name	Address	Asset, Share or Amount
Reginald Davis	2200 N. Forsyth Rd. #-H3 Orlando, FL. 32807	Lot 27, Block 4, Foster Homesites 15-48 B & DB 334/84, Broward County, FL.

FILED FOR RECORD
06 AUG - 1 AM 10:37
CLERK, CIRCUIT COURT
DADE COUNTY, FLORIDA

A TRUE COPY
CERTIFICATION ON LAST PAGE
HARVEY RUVIN, CLERK



2



2. Those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of 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 assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED on 8-1, ~~19~~ 2006

Circuit Judge

ARTHUR ROTHENBERG
Circuit Judge

c.c. Max A. Goldfarb
19 West Flagler Street, Suite 703, Miami, FL. 33130

Acting in the Absence of
JUDGE CELESTE H. MUIR

STATE OF FLORIDA
COUNTY OF DADE)

I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office. WITNESS my hand and official Seal this.....day of AUG 1 - 2006....., A. D. 20.....



CLERK, Circuit and County Courts

By Laura Campos
Deputy Clerk

LAURA CAMPOS

DATE: May 21, 2021
PROPERTY ID # 514221-15-0510 (TD # 46591)

WARNING

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

DAVIS, REGINALD
2200 N FORSYTH ROAD #53
ORLANDO, FL 32807

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT FOSTER RD, FL 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 May 28, 2021\$2,264.47
- Or
- * Estimated Amount due if paid by June 15, 2021\$2,289.08

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 16, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: May 21, 2021

PROPERTY ID # 514221-15-0510 (TD # 46591)

WARNING

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

REGINALD DAVIS
2200 N FORSYTH RD #-H3
ORLANDO, FL 32807

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT FOSTER RD, FL 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 May 28, 2021\$2,264.47
- Or
- * Estimated Amount due if paid by June 15, 2021\$2,289.08

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 16, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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www.broward.org/recordstaxestreasury

DATE: May 21, 2021
PROPERTY ID # 514221-15-0510 (TD # 46591)

WARNING

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

BROWARD COUNTY CLERK OF THE CIRCUIT COURT
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL 33301-3303

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DATE: May 21, 2021
PROPERTY ID # 514221-15-0510 (TD # 46591)

WARNING

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CITY OF HALLANDALE BEACH CITY CLERK'S OFFICE
400 S FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

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DATE: May 21, 2021
PROPERTY ID # 514221-15-0510 (TD # 46591)

WARNING

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

*BANNISTER, ELIZABETH P
COZART, AHMAD
509 NW 6TH ST
HALLANDALE BEACH, FL 33009-3259

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DATE: May 21, 2021
PROPERTY ID # 514221-15-0510 (TD # 46591)

WARNING

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*BENEDETTI, ERNESTO REGISTERED AGENT O/B/O CBV LLC
19790 W DIXIE HWY STE 710
MIAMI, FL 33180-2296

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DATE: May 21, 2021
PROPERTY ID # 514221-15-0510 (TD # 46591)

WARNING

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*CBV LLC
1250 E HALLANDALE BEACH BLVD STE 1002
HALLANDALE BEACH, FL 33009-4636

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

DATE: May 21, 2021
PROPERTY ID # 514221-15-0510 (TD # 46591)

WARNING

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CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009

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www.broward.org/recordstaxestreasury

DATE: May 21, 2021
PROPERTY ID # 514221-15-0510 (TD # 46591)

WARNING

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

CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009-6433

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www.broward.org/recordstaxestreasury

U.S. Postal Service
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<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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Total
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Street
City, S.

TD 46591 JUNE 2021 WARNING
REGINALD DAVIS
2200 N FORSYTH RD #-H3
ORLANDO, FL 32807

7020 1810 0000 1203 2517

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<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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Postage

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Total

TD 46591 JUNE 2021 WARNING
REGINALD DAVIS
2200 N FORSYTH RD # 53
ORLANDO, FL 32807-5325

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Sent

Street

City, St

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U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
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<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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City, St.	_____

TD 46591 JUNE 2021 WARNING
BROWARD CTY CLERK OF THE CIRCUIT
COURT
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL 33301-3303

7020 1610 0000 1203 2531

U.S. Postal Service
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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) \$	
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Post:
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Street
City,

TD 46591 JUNE 2021 WARNING
***BANNISTER, ELIZABETH P**
COZART, AHMAD
509 NW 6TH ST
HALLANDALE BEACH, FL 33009-3259

7020 1810 0000 1203 2548

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

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OFFICIAL USE

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

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TD 46591 JUNE 2021 WARNING

*CBV LLC

\$
Sent To

1250 E HALLANDALE BEACH BLVD STE 1002

Street

HALLANDALE BEACH, FL 33009-4636

City, S.

7020 1810 0000 1203 2555

U.S. Postal Service
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<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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\$ _____

Serial
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Street

City,

TD 46591 JUNE 2021 WARNING
CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009

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

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OFFICIAL USE

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Extra Services & Fees <i>(check box, add fee as appropriate)</i>	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
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TD 46591 JUNE 2021 WARNING
CITY OF HALLANDALE
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009

7020 1810 0000 1203 2579

U.S. Postal Service™
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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	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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Street and	
City, State	

TD 46591 JUNE 2021 WARNING
CITY OF HALLANDALE BEACH CITY CLERK'S
OFFICE
400 S FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

7020 1810 0000 1203 2593

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- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ _____

Total

\$ _____

Sent **TD 46591 JUNE 2021 WARNING**

***BENEDETTI, ERNESTO REGISTERED AGENT**

O/B/O CBV LLC

Street 19790 W DIXIE HWY STE 710

City MIAMI, FL 33180-2296