

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: 05/12/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/09/2021

CERTIFICATE # 2018-9457

ACCOUNT # 494231050400

ALTERNATE KEY # 351523

TAX DEED APPLICATION # 47024

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Lot 6, Block 7, WESTWOOD PARK, SECTION 3, according to the Plat thereof, recorded in Plat Book 58, Page 37, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 3348 NW 17 COURT, LAUDERHILL FL 33311-4230

OWNER OF RECORD ON CURRENT TAX ROLL:

ROBERT GREGORY

3348 NW 17 CT

LAUDERHILL, FL 33311-4230 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

AMY R GREGORY, DECEASED

Instrument: 115160053

AND ROBERT GREGORY

3348 NW 17TH COURT

LAUDERHILL, FL 33311

(Per Deed. Deed reserves a Life Estate for Amy R. Gregory with remainder to Robert Gregory.)

(Amy R Gregory a/k/a Ammie Gregory is deceased and was not included as an additional owner by the Property Appraiser. A Death Certificate found found in the Official Records of Broward County. No Probate documents were found or needed, as title was held in a Life Estate and therefore, not subject to probate.)

ROBERT GREGORY

491 NW 42ND AVENUE APT NO. 3

PLANTATION, FL 33317 (Per Death Certificate in 115384443.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

DABTLC6 LLC

2909 SHELTON WAY

PLANO, TX 75093 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 31 05 0400

CURRENT ASSESSED VALUE: \$160,960

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed OR: 2859, Page: 746
(John U Cooper and Mattie Lou Cooper are both deceased. No Death Certificates found in the Official Records. This document reference a Mortgage to Republic Mortgage Corporation, however Mortgage has expired by terms and no longer valid. Best image available.)

Tax Deed Instrument: 113714476

Warranty Deed Instrument: 114408102

Warranty Deed Instrument: 114517587

Warranty Deed Instrument: 114757789

Death Certificate Instrument: 115384443

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

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

Wendy Carter

Title Examiner



Site Address	3348 NW 17 COURT, LAUDERHILL FL 33311-4230	ID #	4942 31 05 0400
Property Owner	GREGORY, ROBERT	Millage	1912
Mailing Address	3348 NW 17 CT LAUDERHILL FL 33311-4230	Use	01
Abbr Legal Description	WESTWOOD PARK, SEC 3 58-37 B LOT 6 BLK 7		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$24,000	\$136,960	\$160,960	\$160,960	
2019	\$24,000	\$160,460	\$184,460	\$184,460	\$5,647.08
2018	\$24,000	\$118,680	\$142,680	\$142,680	\$3,347.87

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$160,960	\$160,960	\$160,960	\$160,960
Portability	0	0	0	0
Assessed/SOH 20	\$160,960	\$160,960	\$160,960	\$160,960
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$110,960	\$135,960	\$110,960	\$110,960

Sales History			
Date	Type	Price	Book/Page or CIN
6/20/2018	WD-T	\$100	115160053
11/28/2017	WD-T	\$100	114757789
7/13/2017	WD-T	\$100	114517587
5/18/2017	WD-Q	\$164,000	114408102
5/18/2016	TXD-D	\$53,100	113714476

Land Calculations		
Price	Factor	Type
\$4.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1145
Units/Beds/Baths		1/3/1
Eff./Act. Year Built: 1965/1964		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19	H					LH		
R	1							
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47024

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of August 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:

AMY R GREGORY, AND
ROBERT GREGORY
3348 NW 17TH CT
LAUDERHILL, FL 33311-4230

GREGORY, ROBERT
3348 NW 17TH CT
LAUDERHILL, FL 33311-4230

ROBERT GREGORY
491 NW 42ND AVENUE APT
NO. 3
PLANTATION, FL 33317

*ALEXIS, JEAN A
ALEXIS, RUTH M
3349 NW 17TH ST
LAUDERHILL, FL 33311-4227

*STERLIN, CHRISTMENE
PIERRE, FRENEL
3354 NW 17TH CT
LAUDERHILL, FL 33311-4230

*WAY, SUSAN
3340 NW 17TH CT
LAUDERHILL, FL 33311-4230

CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK
BLVD
LAUDERHILL, FL 33313-1411

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 2nd day of August 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

INSTR # 117332356
Recorded 06/09/21 at 09:18 AM
Broward County Commission
1 Page(s)
#6

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47024

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: 494231-05-0400
Certificate Number: 9457
Date of Issuance: 05/23/2019
Certificate Holder: DABTLC6 LLC
Description of Property: WESTWOOD PARK, SEC 3 58-37 B
LOT 6 BLK 7

Name in which assessed: GREGORY, ROBERT
Legal Titleholders: GREGORY, ROBERT
3348 NW 17 CT
LAUDERHILL, FL 33311-4230

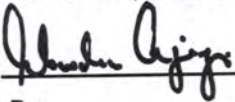
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of September, 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 June, 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: 08/12/2021, 08/19/2021, 08/26/2021 & 09/02/2021
Minimum Bid: 96175.41

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47024

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Name in which assessed: GREGORY, ROBERT
Legal Titleholders: GREGORY, ROBERT
3348 NW 17 CT
LAUDERHILL, FL 33311-4230

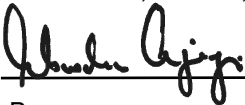
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Publish: DAILY BUSINESS REVIEW
Issues: 08/12/2021, 08/19/2021, 08/26/2021 & 09/02/2021
Minimum Bid: 96175.41

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

47024
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9457

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

08/12/2021 08/19/2021 08/26/2021 09/02/2021

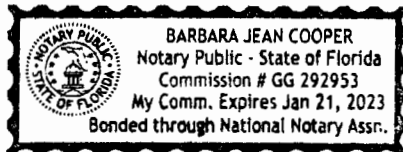
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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
2 day of SEPTEMBER, 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 47024**

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: 494231-05-0400
Certificate Number: 9457
Date of Issuance: 05/23/2019
Certificate Holder:
DABTLC6 LLC
Description of Property:
WESTWOOD PARK, SEC 3 58-37 B
LOT 6 BLK 7
Name in which assessed:
GREGORY, ROBERT
Legal Titleholders:
GREGORY, ROBERT
3348 NW 17 CT
LAUDERHILL, FL 33311-4230

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 15th day of September, 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 June, 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: 96175.41
401-314
8/12-19-26 9/2 21-16/0000543753B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21035567

Broward County, FL VS Robert Gregory

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Robert Gregory 3348 NW 17 Court Lauderhill FL 33311**

RETURN OF SERVICE



Court Case # TD 47024

Hearing Date:09/15/2021

Received by CCN 11002

08/04/2021 11:25 AM

Served:

Not Served:

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

Date: 08/04/2021 Time: 3:14 PM

On Robert Gregory 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:

INDIVIDUAL SERVICE

/

COMMENTS: Posted Tax Notice on front door. House occupied.

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

Gregory Tony, Sheriff
Broward County, Florida

By: *C. Mitchell 11002*

D.S.

C. Mitchell, #11002

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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 # 494231-05-0400 (TD #47024)

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by August 31, 2021\$15,785.49

Or

* Amount due if paid by September 14, 2021\$16,004.41

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON September 15, 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

GREGORY, ROBERT
3348 NW 17 COURT
LAUDERHILL, FL 33311

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

Tax Deed # 34904
Property Identification No. 494231-05-0400

DR-506
R.01/95

Tax Deed

County of Broward

State of Florida

The following Tax Sale Certificate Numbered 13731 issued on June 1, 2012 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 18th day of May, 2016, offered for sale as required by law for cash to the highest bidder and was sold to:

BET-TER HOLDINGS LLC

whose address is: 3828 NW 53RD STREET BOCA RATON, FL 33496 being the highest bidder and having paid the sum of his bid as required by the laws of Florida.

Now on this 18th day of May, 2016 in the County of Broward, State of Florida in consideration of the sum of (\$53,100.00) Fifty Three Thousand One Hundred Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS

LOT 6, BLOCK 7, WESTWOOD PARK, SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



Witness:

[Handwritten signature]

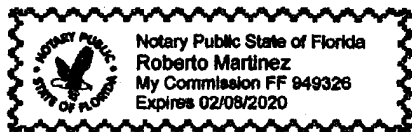
[Handwritten signature]

[Handwritten signature] (Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator
State of Florida
County of Broward

On this 18th day of May, 2016, before me Roberto Martinez personally appeared Bertha Henry, County Administrator, by Rebecca Leder, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposed therein mentioned.

[Handwritten signature]

Witness my hand and office seal date aforesaid.



**Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
RECORDS, TAXES & TREASURY**

NOTICE OF APPLICATION FOR TAX DEED NUMBER 34904

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: 494231-05-0400
Certificate Number: 13731
Date of Issuance: 06/01/2012
Certificate Holder: HURLEY ARTHUR J
Description of Property: WESTWOOD PARK, SEC 3 58-37 B
LOT 6 BLK 7

Name in which assessed: COOPER, MATTIE L EST %DEWONICA T NERO
Legal Titleholders: COOPER, MATTIE L EST
%DEWONICA T NERO
383 W MAIN ST
LAKE CITY, SC 29560-2315

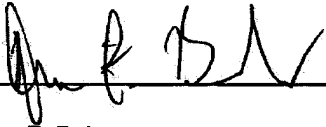
All of said property being in the County of Broward, State of Florida.

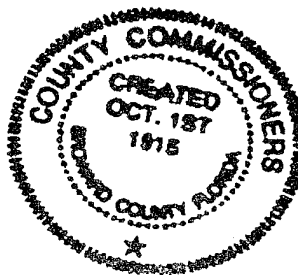
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of May, 2016. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 14th day of April, 2016.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: 
Dana F. Buker
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: 04/14/2016, 04/21/2016, 04/28/2016 & 05/05/2016
Minimum Bid: 18459.54

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 34904

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of April 2016, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL FL 33313	FNA FLORIDA LLC 120 N LASALLE ST, 29TH FLOOR CHICAGO, IL 60602	COOPER,MATTIE L EST c/o DEWONICA T NERO 3348 NW 17 COURT LAUDERHILL FL 33311
CITY OF LAUDERHILL CODE ENFORCEMENT 5581 W OAKLAND PARK BLVD LAUDERHILL FL 33313	COOPER,MATTIE L EST c/o DEWONICA T NERO 3348 NW 17 COURT FORT LAUDERDALE FL 33311	COOPER,MATTIE L EST c/o DEWONICA T NERO 383 W MAIN ST LAKE CITY SC 29560-2315
3354 NW 17 COURT LAND TR 3354 NW 17 COURT LAUDERHILL FL 33311	3354 NW 17 COURT LAND TR 805 N ANDREWS AVE FORT LAUDERDALE FL 33311	TAYLOR,WILLIE M 3349 NW 17 ST LAUDERHILL FL 33311-4227
SWITZER,STAN TRSTEE 3354 NW 17 COURT LAUDERHILL FL 33311	SWITZER,STAN TRSTEE 805 N ANDREWS AVE FORT LAUDERDALE FL 33311	WAY,SUSAN 3340 NW 17 CT LAUDERHILL FL 33311-4230

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

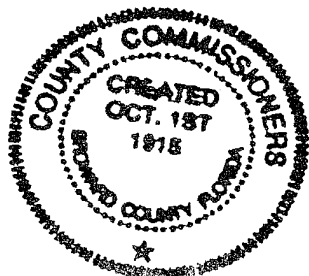
BROWARD COUNTY CODE ENFORCEMENT PERMITTING LICENSING & PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT ATTN: GORDON MILLER GCW - 1 NORTH UNIVERSITY DR, MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION, RIGHT OF WAY SECTION ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER ATTN: RACHEL FLEURY-CHARLES 2555 W. COPANS RD POMPANO BEACH, FL 33069	BROWARD COUNTY PUBLIC WORKS DEPT REAL PROPERTY SECTION ATTN: MARIE HAMMOND 115 S ANDREWS AVE, ROOM 326 FORT LAUDERDALE FL 33301	BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

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

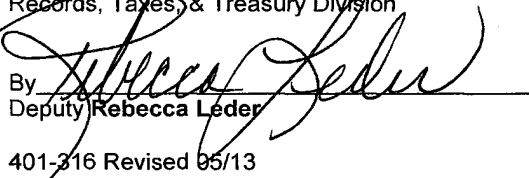
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GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of April 2016 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL



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

By 
Deputy Rebecca Leder
401-316 Revised 05/13

Prepared by and return to:

Quaker Title & Escrow
220 Congress Parkway Drive Suite 215
Delray Beach, FL 33445

File Number: QT-171019

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 18th day of May, 2017, between BET-TER HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose post office address is 3828 NW 53RD STREET, BOCA RATON, FL 33496 , grantor, and AMY R GREGORY, A SINGLE WOMAN whose post office address is 3348 NW 17TH CT, LAUDERHILL, FL 33311, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Broward County, Florida**, to-wit:

Lot 6, Block 7, Westwood Park, Section 3, according to plat thereof as recorded in Plat Book 58, Page 37, of the Public Records of Broward County, Florida.

Parcel Identification Number: 494231050400

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

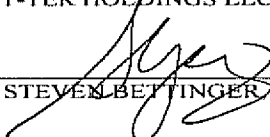
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Name: GABRIEL VARELA

BET-TER HOLDINGS LLC



By STEVEN BETTINGER MANAGER

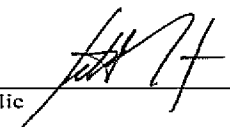


Witness Name: Marc Roman

State of FLORIDA

County of PALM BEACH

The foregoing instrument was acknowledged before me this 18 day of MAY, 2017, by , **STEVEN BETTINGER**, **MANAGER** of **BET-TER HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, he () is personally known to me or () has produced _____ as identification.



Notary Public _____

Printed Name: _____

My Commission Expires: _____



WARRANTY DEED

This Instrument Prepared by:
MARK S. GRAND, ESQ.

Return to:
GRAND & GRAND, P.A.
4010 Sheridan Street
Hollywood, FL 33021
(954) 989-2889/(305) 945-2400

Property Appraisers Parcel I.D.
(Folio) Number(s): 4942 31 05 0400

THIS WARRANTY DEED, made this 13th day of July, 2017, by AMY R. GREGORY, a single woman, hereinafter called the Grantor, to AMY R. GREGORY, a single woman, a life estate, without any liability for waste, with full power and authority in them to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any, to ROBERT GREGORY and EVELYN GREGORY, his wife, or entirely to the survivor of them. Both the life tenant and remaindermen are hereinafter jointly called the Grantees.

The post-office address for Grantor and Grantees is 3348 NW 17th Court, Lauderhill, FL 33311.

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors or assigns of corporations wherever the context so admits or requires.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land, situate in Broward County, Florida, viz:

Lot 6, Block 7, WESTWOOD PARK, SECTION 3, according to the Plat thereof, recorded in Plat Book 58, Page 37, of the Public Records of Broward County, Florida.

TOGETHER with furniture, furnishings, equipment and appliances and household effects situate in or about or appurtenant to said residence, if any.

N.B. This deed has been prepared at the Grantor's request without examination or legal opinion of title.

(2)

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

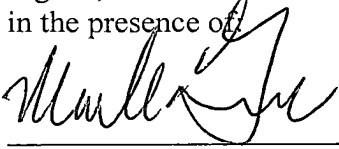
Subject to zoning ordinances, conditions, restrictions, limitations and easements of record, which reference shall not operate to reimpose same.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

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

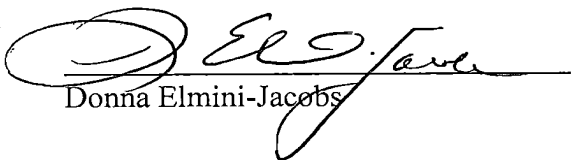
Signed, sealed and delivered
in the presence of



Mark S. Grand



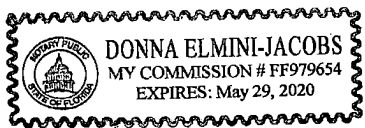
AMY R. GREGORY
3348 NW 17th Court
Lauderhill, FL 33311

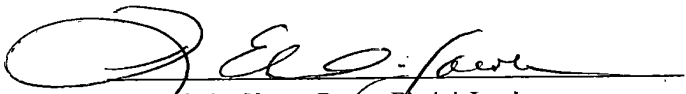


Donna Elmini-Jacobs

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 13th day of July, 2017, by AMY R. GREGORY.





Notary Print Name: Donna Elmini-Jacobs
Personally known _____
Or Produced Identification
Type of Identification Produced: Florida Identification

WARRANTY DEED

This Instrument Prepared by:
MARK S. GRAND, ESQ.

Return to:
GRAND & GRAND, P.A.
4010 Sheridan Street
Hollywood, FL 33021
(954) 989-2889/(305) 945-2400

Property Appraisers Parcel I.D.
(Folio) Number(s): 4942 31 05 0400

THIS WARRANTY DEED, made this 28th day of November, 2017, by AMY R. GREGORY, a single woman, hereinafter called the Grantor, to AMY R. GREGORY, a single woman, a life estate, without any liability for waste, with full power and authority in them to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any, to SHIRLEY ANN MILLER. Both the life tenant and remainderman are hereinafter jointly called the Grantees.

The post-office address for Grantor and Grantees is 3348 NW 17th Court, Lauderhill, FL 33311.

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors or assigns of corporations wherever the context so admits or requires.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land, situate in Broward County, Florida, viz:

Lot 6, Block 7, WESTWOOD PARK, SECTION 3, according to the Plat thereof, recorded in Plat Book 58, Page 37, of the Public Records of Broward County, Florida.

TOGETHER with furniture, furnishings, equipment and appliances and household effects situate in or about or appurtenant to said residence, if any.

- N.B. This deed has been prepared at the Grantor's request without examination or legal opinion of title.
- N.B. The provision for the remainder is intended to supersede the Warranty Deed dated July 13, 2017, recorded July 24, 2017 in Instrument #114517587.

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

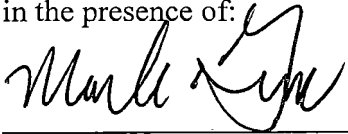
Subject to zoning ordinances, conditions, restrictions, limitations and easements of record, which reference shall not operate to reimpose same.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

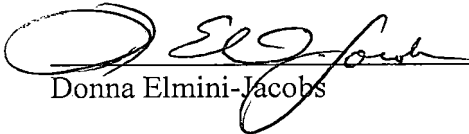
Signed, sealed and delivered
in the presence of:



Mark S. Grand



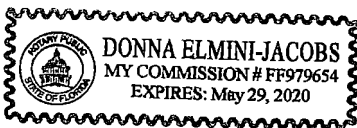
AMY R. GREGORY
3348 NW 17th Court
Lauderhill, FL 33311



Donna Elmini-Jacobs

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 28th day of November, 2017, by AMY R. GREGORY.


Notary Print Name: Donna Elmini-Jacobs

Personally known _____

Or Produced Identification _____

Type of Identification Produced: Florida Identification

WARRANTY DEED

This Instrument Prepared by:
MARK S. GRAND, ESQ.

Return to:
GRAND & GRAND, P.A.
4010 Sheridan Street
Hollywood, FL 33021
(954) 989-2889/(305) 945-2400

Property Appraisers Parcel I.D.
(Folio) Number(s): 4942 31 05 0400

THIS WARRANTY DEED, made this 20th day of June, 2018, by AMY R. GREGORY, a single woman, hereinafter called the Grantor, to AMY R. GREGORY, a single woman, a life estate, without any liability for waste, with full power and authority in them to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any, to ROBERT GREGORY. Both the life tenant and remaindermen are hereinafter jointly called the Grantees.

The post-office address for Grantor and Grantees is 3348 NW 17th Court, Lauderhill, FL 33311.

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors or assigns of corporations wherever the context so admits or requires.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land, situate in Broward County, Florida, viz:

Lot 6, Block 7, WESTWOOD PARK, SECTION 3, according to the Plat thereof, recorded in Plat Book 58, Page 37, of the Public Records of Broward County, Florida.

TOGETHER with furniture, furnishings, equipment and appliances and household effects situate in or about or appurtenant to said residence, if any.

- N.B. This deed has been prepared at the Grantor's request without examination or legal opinion of title.
- N.B. The provision for the remainder is intended to supersede the Warranty Deed dated November 28, 2017, recorded December 5, 2017 in Instrument #114757789.

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

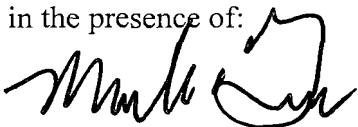
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IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

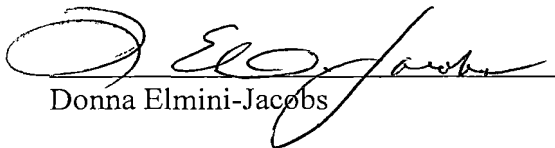
Signed, sealed and delivered
in the presence of:



Mark S. Grand




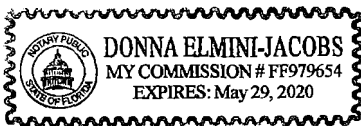
AMY R. GREGORY
3348 NW 17th Court
Lauderhill, FL 33311



Donna Elmini-Jacobs

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 20th day of June, 2018, by AMY R. GREGORY.


Notary Print Name: Donna Elmini-Jacobs
Personally known _____
Or Produced Identification _____
Type of Identification Produced: Florida Identification

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

DATE: August 2nd, 2021
PROPERTY ID # 494231-05-0400 (TD # 47024)

WARNING

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

AMY R GREGORY, AND ROBERT GREGORY
3348 NW 17TH CT
LAUDERHILL, FL 33311-4230

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3348 NW 17 COURT, LAUDERHILL, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by August 31, 2021\$15,785.49
- Or
- * Estimated Amount due if paid by September 14, 2021\$16,004.41

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 15, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: August 2nd, 2021
PROPERTY ID # 494231-05-0400 (TD # 47024)

WARNING

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

GREGORY, ROBERT
3348 NW 17TH CT
LAUDERHILL, FL 33311-4230

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3348 NW 17 COURT, LAUDERHILL, FL 33311 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: August 2nd, 2021
PROPERTY ID # 494231-05-0400 (TD # 47024)

WARNING

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

ROBERT GREGORY
491 NW 42ND AVENUE APT NO. 3
PLANTATION, FL 33317

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3348 NW 17 COURT, LAUDERHILL, FL 33311 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.

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DATE: August 2nd, 2021
PROPERTY ID # 494231-05-0400 (TD # 47024)

WARNING

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

*ALEXIS, JEAN A
ALEXIS, RUTH M
3349 NW 17TH ST
LAUDERHILL, FL 33311-4227

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3348 NW 17 COURT, LAUDERHILL, FL 33311 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: August 2nd, 2021
PROPERTY ID # 494231-05-0400 (TD # 47024)

WARNING

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

*STERLIN, CHRISTMENE
PIERRE, FRENEL
3354 NW 17TH CT
LAUDERHILL, FL 33311-4230

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3348 NW 17 COURT, LAUDERHILL, FL 33311 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: August 2nd, 2021
PROPERTY ID # 494231-05-0400 (TD # 47024)

WARNING

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

*WAY, SUSAN
3340 NW 17TH CT
LAUDERHILL, FL 33311-4230

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3348 NW 17 COURT, LAUDERHILL, FL 33311 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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- Or
- * Estimated Amount due if paid by September 14, 2021\$16,004.41

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 15, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: August 2nd, 2021
PROPERTY ID # 494231-05-0400 (TD # 47024)

WARNING

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

CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313-1411

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3348 NW 17 COURT, LAUDERHILL, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by August 31, 2021\$15,785.49
- Or
- * Estimated Amount due if paid by September 14, 2021\$16,004.41

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 15, 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

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