

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
5042 06 01 0590	494501	3501 NW 1 CT

Legal Description

Lot Sixteen (16), in Block Four (4), of BROWARD ESTATES SECTION ONE, according to the Plat thereof, recorded in Plat Book 33, at Page 3, of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2019 - 19496	\$176,310	Yes	No	Yes

Owner of Record on Current Tax Roll
AARON HOLMES,III

Billing Name & Address

3501 NW 1 CT
LAUDERHILL FL 33311-8304

UPDATE REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date:05/22/2023

Search covers previous search through:05/16/2023

Kinsey Ram
Title Examiner

Note: Parties and documents from previous search are not included in this update.

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL FL 33313**Document**Lien
Inst:118568333**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER DOCUMENTS

Document Type

Bankruptcy Docket

Property Appraiser



Site Address	3501 NW 1 COURT, LAUDERHILL FL 33311-8304	ID #	5042 06 01 0590
Property Owner	HOLMES, AARON III	Millage	1912
Mailing Address	3501 NW 1 CT LAUDERHILL FL 33311-8304	Use	01-01
Abbr Legal Description	BROWARD ESTATES SEC 1 33-3 B LOT 16 BLK 4		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$37,210	\$191,880	\$229,090	\$176,310	
2021	\$37,210	\$151,470	\$188,680	\$171,180	\$4,190.95
2020	\$37,210	\$131,610	\$168,820	\$168,820	\$4,082.71

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$229,090	\$229,090	\$229,090	\$229,090
Portability	0	0	0	0
Assessed/SOH 19	\$176,310	\$176,310	\$176,310	\$176,310
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	\$126,310	\$151,310	\$126,310	\$126,310

Sales History			
Date	Type	Price	Book/Page or CIN
6/21/2018	JQT-T		115204368
6/30/2015	QCD-T	\$100	113129147
7/2/2015	QCD-T	\$100	113129146
1/29/2015	QCD-T	\$100	112774884
3/19/2014	QCD-T	\$100	112169041

Land Calculations		
Price	Factor	Type
\$4.00	9,303	SF
Adj. Bldg. S.F. (Card, Sketch)		1048
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1956/1955		

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 #47167

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 August 2023, 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:

AARON HOLMES 208 SW 2ND AVE DEERFIELD BEACH, FL 33441-3320	CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	AARON HOLMES III 3501 NW 1ST COURT FORT LAUDERDALE, FL 33311	IPO REAL INVESTMENTS LLC 401 EAST LAS OLAS BLVD, SUITE 130-297 FT LAUDERDALE, FL 33301
CITY OF DEERFIELD BEACH OFFICE OF CODE COMPLIANCE 150 NE 2ND AVENUE DEERFIELD BEACH, FL 33441	ROBIN R WEINER, CHAPTER 13 TRUSTEE PO BOX 559007 FORT LAUDERDALE, FL 33355-9007	CITY OF LAUDERHILL CODE ENFORCEMENT UNIT 5581 W. OAKLAND PARK BLVD. LAUDERHILL, FL 33313	IPO REAL INVESTMENTS LLC 401 E LAS OLAS BLVD STE 130-297 FT LAUDERDALE, FL 33301-2210
MICHAEL H JOHNSON 800 NW 62ND ST STE 502 FORT LAUDERDALE, FL 33309-2059	BROWARD COUNTY CLERK OF THE CIRCUIT COURT 201 SE 6TH ST # 18150 FORT LAUDERDALE, FL 33301-3303	US TRUSTEE OFFICE OF THE US TRUSTEE 51 SW 1ST AVE STE 1204 MIAMI, FL 33130-1614	FRED FITZGERALD, REGISTERED AGENT, O/B/O IPO REAL INVESTMENTS LLC 409 NW 17TH AVE FORT LAUDERDALE, FL 33311
MV REALTY PBC, LLC 219 N. DIXIE BLVD DELRAY BEACH, FL 33444	FRED FITZGERALD, REGISTERED AGENT, O/B/O IPO REAL INVESTMENTS LLC 409 NW 17TH AVE FORT LAUDERDALE, FL 33311-8733	CITY OF DEERFIELD BEACH OFFICE OF CODE COMPLIANCE 150 NE 2ND AVE DEERFIELD BEACH, FL 33441-3506	CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313-1411
CITY OF LAUDERHILL CODE ENFORCEMENT UNIT 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313-1411	*DUNBAR, NANCY ELYSSE 3511 NW 1ST CT LAUDERHILL, FL 33311-8304	*WHITE, MARY B 3500 NW 2ND ST LAUDERHILL, FL 33311-8309	

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 August 2023 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Monica Cepero
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Misty Del Hierro**

Broward County, Florida

INSTR # 118897952
Recorded 06/05/23 at 01:41 PM
Broward County Commission
1 Page(s)
#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47167

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: 504206-01-0590
Certificate Number: 19496
Date of Issuance: 05/23/2019
Certificate Holder: ATCF II FLORIDA-A LLC
Description of Property: BROWARD ESTATES SEC 1 33-3 B
LOT 16 BLK 4

Name in which assessed: HOLMES,AARON III
Legal Titleholders: HOLMES,AARON III
3501 NW 1 CT
LAUDERHILL, FL 33311-8304

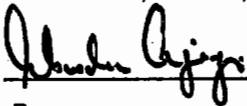
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of September, 2023. 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.*

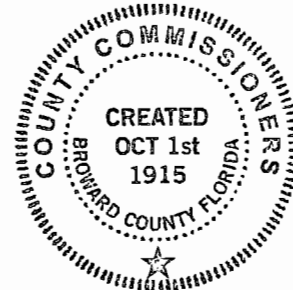
Dated this 1st day of June, 2023.

Monica Cepero
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: 08/17/2023, 08/24/2023, 08/31/2023 & 09/07/2023
Minimum Bid: 124841.53

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Description of Property: BROWARD ESTATES SEC 1 33-3 B
LOT 16 BLK 4

Name in which assessed: HOLMES,AARON III
Legal Titleholders: HOLMES,AARON III
3501 NW 1 CT
LAUDERHILL, FL 33311-8304

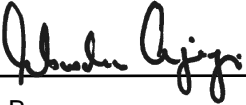
All of said property being in the County of Broward, State of Florida.

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

Dated this 1st day of June , 2023 .

Monica Cepero
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: 08/17/2023, 08/24/2023, 08/31/2023 & 09/07/2023
Minimum Bid: 124841.53

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

47167
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 19496

in the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

08/17/2023 08/24/2023 08/31/2023 09/07/2023

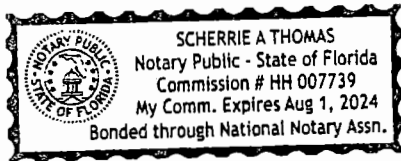
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
7 day of SEPTEMBER, A.D. 2023

Scherrie A Thomas

(SEAL)
BARBARA JEAN COOPER personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 47167**

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 Holder:
ATCF II FLORIDA-A LLC
Description of Property:
BROWARD ESTATES SEC 1
33-3 B

LOT 16 BLK4
Name in which assessed:
HOLMES, AARON III
Legal Titleholders:
HOLMES, AARON III
3501 NW 1 CT
LAUDERHILL, FL 33311-8304
All of said property being in the County of Broward, State of Florida.
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of September, 2023. 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 6th day of June, 2023.
Monica Cépero
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: 125268.53
401-314
8/17-24-31 9/7 23-01/0000676906B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23027869

Broward County, FL VS Aaron Holmes III

RETURN OF SERVICE



Court Case # TD 47167

Hearing Date:09/20/2023

Received by CCN 20529

08/02/2023 4:10 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Aaron Holmes III 3501 NW 1 Court Fort Lauderdale FL 33311**

Served:

Not Served:

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

Date: 08/02/2023 Time: 4:08 PM

On Aaron Holmes III 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: Served in hand to the respondent, B/M, 6'0", heavy built, bald, patchy gray beard, wearing a black t-shirt, long blue jeans.

Gender: Male, Hair Color: Bald, Height - Feet: 6, Height - Inches: 0, Race: Black, Weight: Heavy built

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: *T. Townsel* #20529

D.S.

T. Townsel, #20529

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 # 504206-01-0590 (TD #47167)

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

RECEIVED SHERIFF
2023 AUG - 1 AM
BROWARD COUNTY, FL

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, 2023\$26,719.03

Or

* Amount due if paid by September 19, 2023\$26,998.36

*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 20, 2023 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

HOLMES, AARON III
3501 NW 1 CT
FT LAUDERDALE, FL 33311

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



**CERTIFIED FINAL ORDER
IMPOSING FINE/CLAIM OF LIEN**

CE # 22060233

CITY OF LAUDERHILL

Petitioner,

vs.

HOLMES,AARON III

Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 8th day of December, 2022 and based on the evidence, the Board pursuant to a 5/0 vote/Special Master, enters the following:

FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	Description	Date Complied	Date Board Order Comply (Orig/New)	Daily Fine
Code of Ordinance - Chapter 20...	Section 20-17(f):	Unlawful to park on side or rear yard except for one recreational vehicle which must be screened to cover at least 60% of the recreational vehicle...	9/10/2022	(Orig) 9/6/2022 (New) 9/6/2022	\$75.00
Land Development Regulation - ART III...	Section 5.18.17:	Repair/remove/replace damaged fence...		(Orig) 11/21/2022 (New) 11/21/2022	\$75.00

PROPERTY IN VIOLATION

Issue Date	12/12/2022
CE #	22060233
Folio	504206010590
Recipient	HOLMES,AARON III
Mailing Address	3501 NW 1 CT LAUDERHILL, FL 33311
Violation Address	3501 NW 1 CT, LAUDERHILL, FL 33311
Verified By	Broward Property Appraiser City Records

CONCLUSIONS OF LAW:

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of **\$85.00** which is due on or before **9/8/2022** which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day.

COMPLIANCE/RELEASE OF LIEN: Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and costs are paid, a Release of Lien can be obtained.

RATIFICATION/CERTIFICATION OF FINE: These fines were ratified and certified by the Code Board/Special Master at a hearing held on 12/8/2022 prior to the imposition of the Claim of Lien.

APPEAL: You may appeal a Final Order by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

MITIGATION OF FINE: If you wish to request a mitigation of the fine after the Final Order has been issued, you must complete and submit a written application and fee to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderhill, FL 33313.

COMMENTS:

CERTIFIED COPY: We hereby certify that this is the Original executed and notarized Final Order Imposing Fine/Claim of Lien which shall bear the original signature and seal of the undersigned notary public. This Certified Original may be recorded in the Public Records of Broward County and thereafter shall constitute a lien against the property pursuant to Florida Statutes, Section 162.09(3). The City shall retain the Original recorded lien on file for at least twenty (20) years.

DONE AND ORDERED this 12th day of December, 2022.

Dorothy Rich

Chairperson, Code Enforcement Board

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of December 2022 by Dorothy Rich

NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification _____

Type of identification produced _____



DuVonne T. Moore
Notary Public
State of Florida
Comm# HH312953
Expires 9/15/2026

U.S. Bankruptcy Court
Southern District of Florida (Fort Lauderdale)
Bankruptcy Petition #: 23-11970-PDR

Assigned to: Peter D. Russin
 Chapter 13
 Voluntary
 Asset

Date filed: 03/14/2023
 Debtor dismissed: 04/24/2023
 341 meeting: 04/19/2023

Debtor

Aaron Holmes, III
 3501 NW 1 Ct.
 Lauderhill, FL 33311
 BROWARD-FL
 SSN / ITIN: xxx-xx-██████

represented by **Michael H. Johnson**

800 West Cypress Creek Rd.,
 Ste.502
 Fort Lauderdale, FL 33442
 954-535-1131
 Fax : 954-641-7750
 Email: info@attorneydebthelper.com

Trustee

Robin R Weiner
 Robin R. Weiner, Chapter 13 Trustee
 Post Office Box 559007
 Fort Lauderdale, FL 33355
 954-382-2001

U.S. Trustee

Office of the US Trustee
 51 S.W. 1st Ave.
 Suite 1204
 Miami, FL 33130
 (305) 536-7285

Filing Date	#	Docket Text
03/14/2023	1 (8 pgs)	Chapter 13 Voluntary Petition . [Fee Amount \$313] Proofs of Claim due by 05/23/2023. (Johnson, Michael) (Entered: 03/14/2023)
03/14/2023	2	Statement of Debtor(s) Social Security Number(s) [<i>Document Image Available ONLY to Court Users</i>] Filed by Debtor Aaron Holmes III. (Johnson, Michael) (Entered: 03/14/2023)
03/14/2023	3 (1 pg)	Certification of Budget and Credit Counseling Course by Debtor Filed by Debtor Aaron Holmes III. (Johnson, Michael) (Entered: 03/14/2023)
03/14/2023		Receipt of Voluntary Petition (Chapter 13)(23-11970) [misc,volp13a] (313.00) Filing Fee. Receipt number A42206491. Fee amount 313.00. (U.S. Treasury) (Entered: 03/14/2023)

03/14/2023	4 (1 pg)	Notice of Appearance and Request for Service by Scott Andron Filed by Creditor Broward County. (Andron, Scott) (Entered: 03/14/2023)
03/15/2023		Clerk's Evidence of Repeat Filings for debtor HOLMES, AARON, III Case Number 21-20007, Chapter 13 filed in Florida Southern on 10/19/2021 was Closed on 04/27/2022 was Dismissed on 02/09/2022. (admin) (Entered: 03/15/2023)
03/15/2023	5 (2 pgs)	Notice of Incomplete Filings Due. . Chapter 13 Plan due by 3/28/2023. Summary of Your Assets and Liabilities and Certain Statistical Information due 3/28/2023. Schedules A-J due 3/28/2023.Statement of Financial Affairs Due 3/28/2023.Declaration Concerning Debtors Schedules Due: 3/28/2023.Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period Form 122C-1 Due 3/28/2023. Payment Advices due for Debtor 3/28/2023. [Incomplete Filings due by 3/28/2023]. (Cifuentes Esteban, Zoila) (Entered: 03/15/2023)
03/15/2023	6 (2 pgs)	Meeting of Creditors to be Held on 4/19/2023 at 11:00 AM by TELEPHONE [See Meeting Notice for details] . Last Day to Oppose Discharge or Dischargeability is 6/20/2023.Confirmation Hearing to be Held on 5/8/2023 at 09:00 AM by Video Conference. Objection to Confirmation Deadline: 4/24/2023. (Cifuentes Esteban, Zoila) (Entered: 03/15/2023)
03/17/2023	7 (2 pgs)	Motion to Continue the Automatic Stay Filed by Debtor Aaron Holmes III (Johnson, Michael) (Entered: 03/17/2023)
03/17/2023	8 (1 pg)	Notice of Hearing by Filer (Re: 7 Motion to Continue the Automatic Stay Filed by Debtor Aaron Holmes III). Chapter 13 Hearing scheduled for 04/10/2023 at 01:00 PM by Video Conference. (Johnson, Michael) (Entered: 03/17/2023)
03/17/2023	9 (3 pgs)	Certificate of Service Filed by Debtor Aaron Holmes III (Re: 7 Motion to Continue the Automatic Stay filed by Debtor Aaron Holmes, 8 Notice of Hearing by Filer filed by Debtor Aaron Holmes). (Johnson, Michael) (Entered: 03/17/2023)
03/17/2023	10 (4 pgs)	BNC Certificate of Mailing (Re: 6 Meeting of Creditors to be Held on 4/19/2023 at 11:00 AM by TELEPHONE [See Meeting Notice for details] . Last Day to Oppose Discharge or Dischargeability is 6/20/2023.Confirmation Hearing to be Held on 5/8/2023 at 09:00 AM by Video Conference. Objection to Confirmation Deadline: 4/24/2023. (Cifuentes Esteban, Zoila)) Notice Date 03/17/2023. (Admin.) (Entered: 03/18/2023)
03/17/2023	11 (3 pgs)	BNC Certificate of Mailing (Re: 5 Notice of Incomplete Filings Due. . Chapter 13 Plan due by 3/28/2023. Summary of Your Assets and Liabilities and Certain Statistical Information due 3/28/2023. Schedules A-J due 3/28/2023.Statement of Financial Affairs Due 3/28/2023.Declaration Concerning Debtors Schedules Due: 3/28/2023.Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period Form 122C-1 Due 3/28/2023. Payment Advices due for Debtor 3/28/2023. [Incomplete Filings due by 3/28/2023]. (Cifuentes Esteban, Zoila)) Notice Date 03/17/2023. (Admin.) (Entered: 03/18/2023)

03/27/2023	12 (2 pgs)	<i>Ex Parte</i> Motion to Extend Time to File Schedules and Plan, Payment Advices (Db), Required Information Pursuant to 11 USC Section 521a, Filed by Debtor Aaron Holmes III (Johnson, Michael) (Entered: 03/27/2023)
03/28/2023	13 (1 pg)	Order Granting Motion to Extend Time to File Schedules/Plan/Required Information. Deadline Extended through 4/7/2023. (Re: # 12) [Incomplete Filings due by 4/7/2023]. Summary of Your Assets and Liabilities and Certain Statistical Information due 4/7/2023. Schedules A-J due 4/7/2023. Statement of Financial Affairs Due 4/7/2023. Declaration Concerning Debtors Schedules Due: 4/7/2023. Chapter 13 Plan due by 4/7/2023. Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period Form 122C-1 Due 4/7/2023. Payment Advices due for Debtor 4/7/2023. (Cifuentes Esteban, Zoila) (Entered: 03/28/2023)
04/06/2023	14 (36 pgs; 2 docs)	Initial Schedules Filed: [Summary of Your Assets/Liabilities, Schedules A-J, Statement of Financial Affairs, Declaration re Schedules,] [Fee Amount \$32] Filed by Debtor Aaron Holmes III. (Attachments: # 1 Local Form 4) (Johnson, Michael) (Entered: 04/06/2023)
04/06/2023		Receipt of Schedules and Statements Filed(23-11970-PDR) [misc, schsia] (32.00) Filing Fee. Receipt number A42313769. Fee amount 32.00. (U.S. Treasury) (Entered: 04/06/2023)
04/06/2023	15 (4 pgs)	Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period for 3 Years Form 122C-1. Disposable Income Is Not Determined Filed by Debtor Aaron Holmes III. (Johnson, Michael) (Entered: 04/06/2023)
04/06/2023	16 (1 pg)	Certification of Compliance and Request for Confirmation of Ch. 13 Plan Filed by Debtor Aaron Holmes III. (Johnson, Michael) (Entered: 04/06/2023)
04/06/2023	17 (1 pg)	Disclosure of Compensation by Attorney Michael H. Johnson. (Johnson, Michael) (Entered: 04/06/2023)
04/06/2023	18 (2 pgs)	Payment Advices by Debtor Filed by Debtor Aaron Holmes III. (Johnson, Michael) (Entered: 04/06/2023)
04/06/2023	19 (3 pgs)	Chapter 13 Plan Filed by Debtor Aaron Holmes III. (Johnson, Michael) (Entered: 04/06/2023)
04/06/2023	20 (2 pgs)	Certificate of Service Filed by Debtor Aaron Holmes III (Re: 19 Chapter 13 Plan filed by Debtor Aaron Holmes). (Johnson, Michael) (Entered: 04/06/2023)
04/06/2023	21 (2 pgs)	Certificate of Service Filed by Debtor Aaron Holmes III (Re: 6 Meeting of Creditors Chapter 13). (Johnson, Michael) (Entered: 04/06/2023)
04/11/2023	22 (1 pg)	Order Granting Motion To Extend the Automatic Stay (Re: # 7) (Cifuentes Esteban, Zoila) (Entered: 04/11/2023)
04/13/2023	23 (2 pgs)	Certificate of Service Filed by Debtor Aaron Holmes III (Re: 22 Order on Motion to Extend the Automatic Stay). (Johnson, Michael) (Entered: 04/13/2023)

		04/13/2023)
04/21/2023	24	Trustee's Request for Entry of Order Dismissing Case for Failure to Make Pre-Confirmation Plan Payments Filed by Trustee Robin R Weiner. (Weiner, Robin) (Entered: 04/21/2023)
04/24/2023	25 (2 pgs)	Order Granting Trustee's Request for Order Dismissing Case for Failure to Make Pre-Confirmation Plan Payments (Re: # 24) [Filing Fee Balance Due: \$0.00] (Cifuentes Esteban, Zoila) (Entered: 04/24/2023)
04/26/2023	26 (4 pgs)	BNC Certificate of Mailing - Order Dismissing Case (Re: 25 Order Granting Trustee's Request for Order Dismissing Case for Failure to Make Pre-Confirmation Plan Payments (Re: # 24) [Filing Fee Balance Due: \$0.00] (Cifuentes Esteban, Zoila)) Notice Date 04/26/2023. (Admin.) (Entered: 04/27/2023)

PACER Service Center			
Transaction Receipt			
05/22/2023 13:18:38			
PACER Login:	GSGTitleExaminers	Client Code:	
Description:	Docket Report	Search Criteria:	23-11970-PDR Fil or Ent: filed Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	3	Cost:	0.30

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

DATE: August 1st, 2023
PROPERTY ID # 504206-01-0590 (TD # 47167)

WARNING

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

AARON HOLMES
208 SW 2ND AVE
DEERFIELD BEACH, FL 33441-3320

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3501 NW 1 CT FT LAUDERDALE, 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, 2023\$26,719.03
- Or
- * Estimated Amount due if paid by September 19, 2023\$26,998.36

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 20, 2023 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 1st, 2023

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AARON HOLMES III
3501 NW 1ST COURT
FORT LAUDERDALE, FL 33311

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: August 1st, 2023
PROPERTY ID # 504206-01-0590 (TD # 47167)

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IPO REAL INVESTMENTS LLC
401 EAST LAS OLAS BLVD, SUITE 130-297
FT LAUDERDALE, FL 33301

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: August 1st, 2023
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CITY OF DEERFIELD BEACH OFFICE OF CODE COMPLIANCE
150 NE 2ND AVENUE
DEERFIELD BEACH, FL 33441

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: August 1st, 2023
PROPERTY ID # 504206-01-0590 (TD # 47167)

WARNING

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

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

DATE: August 1st, 2023

PROPERTY ID # 504206-01-0590 (TD # 47167)

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CITY OF LAUDERHILL CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

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

DATE: August 1st, 2023
PROPERTY ID # 504206-01-0590 (TD # 47167)

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IPO REAL INVESTMENTS LLC
401 E LAS OLAS BLVD STE 130-297
FT LAUDERDALE, FL 33301-2210

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

DATE: August 1st, 2023
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MICHAEL H JOHNSON
800 NW 62ND ST STE 502
FORT LAUDERDALE, FL 33309-2059

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ROBIN R WEINER, CHAPTER 13 TRUSTEE
PO BOX 559007
FORT LAUDERDALE, FL 33355-9007

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US TRUSTEE
OFFICE OF THE US TRUSTEE
51 SW 1ST AVE STE 1204
MIAMI, FL 33130-1614

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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, 2023\$26,719.03
- Or
- * Estimated Amount due if paid by September 19, 2023\$26,998.36

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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: August 1st, 2023

PROPERTY ID # 504206-01-0590 (TD # 47167)

WARNING

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

FRED FITZGERALD, REGISTERED AGENT, O/B/O IPO REAL INVESTMENTS LLC
409 NW 17TH AVE
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3501 NW 1 CT FT LAUDERDALE, 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 1st, 2023

PROPERTY ID # 504206-01-0590 (TD # 47167)

WARNING

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MV REALTY PBC, LLC
219 N. DIXIE BLVD
DELRAY BEACH, FL 33444

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

DATE: August 1st, 2023
PROPERTY ID # 504206-01-0590 (TD # 47167)

WARNING

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

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

DATE: August 1st, 2023
PROPERTY ID # 504206-01-0590 (TD # 47167)

WARNING

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CITY OF DEERFIELD BEACH
OFFICE OF CODE COMPLIANCE
150 NE 2ND AVE
DEERFIELD BEACH, FL 33441-3506

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

DATE: August 1st, 2023
PROPERTY ID # 504206-01-0590 (TD # 47167)

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CITY OF LAUDERHILL
CODE ENFORCEMENT UNIT
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313-1411

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

DATE: August 1st, 2023
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FRED FITZGERALD, REGISTERED AGENT,
O/B/O IPO REAL INVESTMENTS LLC
409 NW 17TH AVE
FORT LAUDERDALE, FL 33311-8733

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DATE: August 1st, 2023

PROPERTY ID # 504206-01-0590 (TD # 47167)

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*WHITE, MARY B
3500 NW 2ND ST
LAUDERHILL, FL 33311-8309

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

DATE: August 1st, 2023
PROPERTY ID # 504206-01-0590 (TD # 47167)

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*DUNBAR, NANCY ELYSSE
3511 NW 1ST CT
LAUDERHILL, FL 33311-8304

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DATE: August 1st, 2023

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219 DIXIE BLVD
DELRAY BEACH, FL 33444-3849

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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City, St.

TD 47167 SEPTEMBER 2023 WARNING
AARON HOLMES
208 SW 2ND AVE
DEERFIELD BEACH, FL 33441-3320

9589 0710 5270 0159 8511 09

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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To: **TD 47167 SEPTEMBER 2023 WARNING**

CITY OF LAUDERHILL

ATTN: ANA SANCHEZ

5581 W OAKLAND PARK BLVD

LAUDERHILL, FL 33313

9589 0710 5270 0158 9510

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City

TD 47167 SEPTEMBER 2023 WARNING
AARON HOLMES III
3501 NW 1ST COURT
FORT LAUDERDALE, FL 33311

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TD 47167 SEPTEMBER 2023 WARNING
IPO REAL INVESTMENTS LLC
401 EAST LAS OLAS BLVD, SUITE 130-297
FT LAUDERDALE, FL 33301

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Street

City, St

TD 47167 SEPTEMBER 2023 WARNING
CITY OF DEERFIELD BEACH OFFICE OF CODE
COMPLIANCE
150 NE 2ND AVENUE
DEERFIELD BEACH, FL 33441

9589 0710 5270 0159 8511 23

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Postage	
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Postmark
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\$	TD 47167 SEPTEMBER 2023 WARNING
Sent	ROBIN R WEINER, CHAPTER 13 TRUSTEE
Street	PO BOX 559007
City, State	FORT LAUDERDALE, FL 33355-9007

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Street	
City, State	

TD 47167 SEPTEMBER 2023 WARNING
CITY OF LAUDERHILL CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

9589 0710 5270 0159 8511 47

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

Postage	
\$	
Total	
\$	
Sent to	
Street	
City, S	

TD 47167 SEPTEMBER 2023 WARNING
MICHAEL H JOHNSON
800 NW 62ND ST STE 502
FORT LAUDERDALE, FL 33309-2059

9589 0710 5270 0159 8511 54

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

Postmark
Here

Postage

TD 47167 SEPTEMBER 2023 WARNING
BROWARD COUNTY CLERK OF THE CIRCUIT COURT
201 SE 6TH ST # 18150
FORT LAUDERDALE, FL 33301-3303

9589 0710 5270 0159 8511 61

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

Postage	\$ _____
Total	\$ _____
Sent	
Street	
City	

TD 47167 SEPTEMBER 2023 WARNING
US TRUSTEE
OFFICE OF THE US TRUSTEE
51 SW 1ST AVE STE 1204
MIAMI, FL 33130-1614

9589 0710 5270 0159 8511 78

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

Postage
\$ _____

Total Postage
\$ _____

Sent To

Street

City, St

TD 47167 SEPTEMBER 2023 WARNING
FRED FITZGERALD, REGISTERED AGENT, O/B/O IPO
REAL INVESTMENTS LLC
409 NW 17TH AVE
FORT LAUDERDALE, FL 33311

9589 0710 5270 0159 8517 85

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
Here

Postage

\$ _____

Total

\$ _____

Sent to

Street

City, State

TD 47167 SEPTEMBER 2023 WARNING

MV REALTY PBC, LLC

219 N. DIXIE BLVD

DELRAY BEACH, FL 33444

9589 0710 5270 0159 8511 92

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

Postage

\$
Total
\$
Sent
Street
City, S

TD 47167 SEPTEMBER 2023 WARNING
***DUNBAR, NANCY ELYSSE**
3511 NW 1ST CT
LAUDERHILL, FL 33311-8304

9589 0710 5270 0159 8512 08

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

Post	
\$ Total	TD 47167 SEPTEMBER 2023 WARNING
\$ Sent	*WHITE, MARY B
Street	3500 NW 2ND ST
City, State, ZIP+4®	LAUDERHILL, FL 33311-8309

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 47167 SEPTEMBER 2023 WARNING
AARON HOLMES III
3501 NW 1ST COURT
FORT LAUDERDALE, FL 33311



9590 9402 7201 1284 6301 09

9589 0710 5270 0159 8510 93

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X  Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

8/7/23

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"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

all 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, front if space permits.

1. Article Address

TD 47167 SEPTEMBER 2023 WARNING
***WHITE, MARY B**
3500 NW 2ND ST
LAUDERHILL, FL 33311-8309

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Mary White C. Date of Delivery 8/7/23

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



9590 9402 7201 1284 6342 75

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8512 08

1

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 47167 SEPTEMBER 2023 WARNING
CITY OF DEERFIELD BEACH OFFICE OF CODE
COMPLIANCE
150 NE 2ND AVENUE
DEERFIELD BEACH, FL 33441

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 [Signature] Agent
 Addressee

B. Received by (Printed Name) *Thompson* **C. Date of Delivery**

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



9590 9402 7201 1284 6300 86

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"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8511 16

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 47167 SEPTEMBER 2023 WARNING
US TRUSTEE
OFFICE OF THE US TRUSTEE
51 SW 1ST AVE STE 1204
MIAMI, FL 33130-1614



9590 9402 7201 1284 6300 31

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8511 61

COMPLETE THIS SECTION ON DELIVERY

A. Signature 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

<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"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Mail
 Mail Restricted Delivery
 (00)

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 47167 SEPTEMBER 2023 WARNING
FRED FITZGERALD, REGISTERED AGENT, O/B/O IPO
REAL INVESTMENTS LLC
409 NW 17TH AVE
FORT LAUDERDALE, FL 33311



9590 9402 7201 1284 6300 24

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8511 78

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *C-19* 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

<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"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Mail Restricted Delivery (00)

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 47167 SEPTEMBER 2023 WARNING
 MV_REALTY PBC, LLC
 219-N. DIXIE BLVD
 DELRAY BEACH, FL 33444

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 A.AK 8/7/23

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



9590 9402 7201 1284 6300 17

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)

9589 0700 5270 0059 8511 8511
 Mail 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 47167 SEPTEMBER 2023 WARNING
BROWARD COUNTY CLERK OF THE CIRCUIT COURT
 201 SE 6TH ST # 18150
 FORT LAUDERDALE, FL 33301-3303

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

x *J. Battio*

B. Received by (Printed Name) C. Date of Delivery

8/7/2023

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



9590 9402 7201 1284 6300 48

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"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8511 54

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 47167 SEPTEMBER 2023 WARNING
 CITY OF LAUDERHILL
 ATTN: ANA SANCHEZ
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313



2. Article Number (Transfer from service label)

9589 0710 5270 0159 8511 09

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent
 Addressee

B. Received by (Printed Name) *Jitan Boloc* C. Date of Delivery *7-7-2025*

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Mail Restricted Delivery (00)

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 47167 SEPTEMBER 2023 WARNING
CITY OF LAUDERHILL CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313



9590 9402 7201 1284 6300 62

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8511 30

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X  Agent
 Addressee

B. Received by (Printed Name)

Jitan Pollock

C. Date of Delivery

8.7.2023

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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

all 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 47167 SEPTEMBER 2023 WARNING
 *DUNBAR,NANCY ELYSSE
 3511 NW 1ST CT
 LAUDERHILL, FL 33311-8304



9590 9402 7201 1284 6342 82

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8511 92

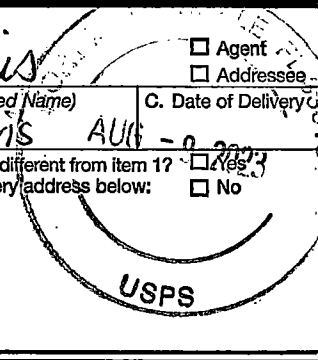
PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
x Nancy Morris

B. Received by (Printed Name) *Nancy Morris* C. Date of Delivery *AUG - 9 2023*

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



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"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

TD 47167 SEPTEMBER 2023 WARNING
MICHAEL H JOHNSON
800 NW 62ND ST STE 502
FORT LAUDERDALE, FL 33309-2059

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Scott M Agent
 Addressee

B. Received by (Printed Name) **C. Date of Delivery**
Scott Babbitt *8/8/23*

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



9590 9402 7201 1284 6300 55

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"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8511 47

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 47167 SEPTEMBER 2023 WARNING
ROBIN R. WEINER, CHAPTER 13 TRUSTEE
PO BOX 559007
FORT LAUDERDALE, FL 33355-9007




9590 9402 7201 1284 6300 79

2. Article Number (Transfer from service label)

9589 0710 5270 0059 8511 23

COMPLETE THIS SECTION ON DELIVERY

A. Signature  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
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

0) Restricted Delivery