



A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 47652

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
5140 20 05 1780	578194	16198 SW 6 ST PEMBROKE PINES 33027-1065

Legal Description

Lot 10, in Block 6, of HEFTLER HOMES AT PEMBROKE SHORES, according to the Plat thereof, as recorded in Plat Book 159, at Page 9, of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2018 - 14570	\$283,840	Yes	No	Yes

Owner of Record on Current Tax Roll

JORDANA HOLLANDER
DEBORAH HOLLANDER
16198 SW 6 ST
PEMBROKE PINES FL 33027

Billing Name & Address

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:09/20/2023

Search covers previous search through:09/14/2023

Sue Servas
Title Examiner

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

General Examiner Comments:

Bankruptcy case shows debtor dismissed but not fully closed. Docket provided.

APPARENT TITLE HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)Notice of Application for Tax Deed
Inst:118712934**MORTGAGE HOLDER****Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Bankruptcy Docket

Property Appraiser



Site Address	16198 SW 6 STREET, PEMBROKE PINES FL 33027-1065	ID #	5140 20 05 1780
Property Owner	HOLLANDER, JORDANA HOLLANDER, DEBORAH	Millage	2613
Mailing Address	16198 SW 6 ST PEMBROKE PINES FL 33027	Use	01-01
Abbr Legal Description	HEFTLER HOMES AT PEMBROKE SHORES 159-9 B LOT 10 BLK 6		

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	\$48,920	\$472,030	\$520,950	\$283,840	
2021	\$48,920	\$392,860	\$441,780	\$275,580	\$4,805.55
2020	\$48,920	\$347,620	\$396,540	\$271,780	\$4,754.70

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$520,950	\$520,950	\$520,950	\$520,950
Portability	0	0	0	0
Assessed/SOH 00	\$283,840	\$283,840	\$283,840	\$283,840
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis 2	\$500	\$500	\$500	\$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$233,340	\$258,340	\$233,340	\$233,340

Sales History			
Date	Type	Price	Book/Page or CIN
10/22/2012	ODH-T		49195 / 1901
10/30/1998	WD	\$183,000	28988 / 1287
8/28/1997	SW*	\$495,400	26937 / 345
1/28/1997	SW*	\$6,996,200	25963 / 700

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$7.00	6,988	SF
Adj. Bldg. S.F. (Card, Sketch)		2900
Units		1
Eff./Act. Year Built: 2000/1999		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			B3					
R			B3					
1			.16					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47652

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 January 2024, 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 PEMBROKE PINES CITY ATTORNEY'S OFFICE 601 CITY CENTER WAY PEMBROKE PINES, FL 33025	HOLLANDER, DEBORAH 16198 SW 6TH ST PEMBROKE PNES, FL 33027-1065	HOLLANDER, JORDANA 16198 SW 6TH ST PEMBROKE PNES, FL 33027-1065	THERES DEBORAH HOLLANDER 16198 SW 6TH ST PEMBROKE PINES, FL 33027-1065
PEMBROKE SHORE COMMUNITY ASSOCIATION, INC. C/O AKAM 18501 PINES BLVD PEMBROKE PINES, FL 33029	PEMBROKE SHORES COMMUNITY ASSOCIATION, INC. C/O FIRST SERVICE RESIDENTIAL 2950 N 28TH TER STE 208 HOLLYWOOD, FL 33020-1301	PEMBROKE SHORES COMMUNITY ASSOCIATION, INC. C/O EDWARD F. HOLODAK, P.A. 7580 NW 5TH STREET 15125 PLANTATION, FL 33317	PEMBROKE SHORES COMMUNITY ASSOCIATION, INC C/O EDWARD F. HOLODAK, ESQ 2500 HOLLYWOOD BLVD STE 212 HOLLYWOOD, FL 33020-6615
PEMBROKE SHORES COMMUNITY ASSOCIATION, INC. C/O KW PROPERTY MANAGEMENT AND CONSULTING 8200 NW 33RD STREET, SUITE 300 MIAMI, FL 33122	EDWARD F. HOLODAK, P.A., REGISTERED AGENT O/B/O PEMBROKE SHORES COMMUNITY ASSOCIATION, INC. 3326 NE 33RD STREET FORT LAUDERDALE, FL 33308	IGLESIAS LAW GROUP, P.A., REGISTERED AGENT O/B/O PEMBROKE SHORES COMMUNITY ASSOCIATION, INC. 15800 PINES BLVD STE 303 PEMBROKE PNES, FL 33027-1212	CITY OF PEMBROKE PINES UTILITIES OFFICE PO BOX 269005 PEMBROKE PNES, FL 33026-9005
CITY OF PEMBROKE PINES POLICE DEPT CODE COMPLIANCE DIVISION 18400 JOHNSON ST PEMBROKE PINES, FL 33029	CITY OF PEMBROKE PINES C/O JULIE FARA KLAHR, ESQ GOREN CHEROF DOODY & EZROL, P.A. 3099 E COMMERCIAL BLVD STE 200 FT LAUDERDALE, FL 33308-4348	CITY OF PEMBROKE PINES 10100 PINES BLVD PEMBROKE PNES, FL 33026-6037	STERLING PLACE HOMEOWNERS' ASSOCIATION, INC C/O STEVEN REED COHEN, ESQ 5599 S UNIVERSITY DR STE 303 DAVIE, FL 33328-5323
INTERNAL REVENUE SERVICE ADVISORY UNIT-STOP 5780 7850 SW 6TH CT PLANTATION, FL 33324-3202	INTERNAL REVENUE SERVICE ATTN: MARILYN FIGUEROA TAX EXAMINER ADVISORY UNIT 400 W BAY STREET STOP 5710 JACKSONVILLE, FL 32202	U.S. DEPARTMENT OF JUSTICE C/O MAUREEN DONLAN ASSISTANT U.S. ATTORNEY 99 NE 4TH STREET, SUITE 300 MIAMI, FL 33132	OFFICE OF THE US TRUSTEE 51 SW 1ST AVE STE 1204 MIAMI, FL 33130-1614
ROBIN R WEINER PO BOX 559007 FORT LAUDERDALE, FL 33355	DAN P. HELLER, ESQ HELLER ESPENKOTTER PLLC 3250 MARY ST STE 204 MIAMI, FL 33133-5232	VICTORIA S JONES ESQ RONALD R WOLFE & ASSOCIATES, P.L. PO BOX 25018 TAMPA, FL 33622-5018	WELLS FARGO BANK, N.A. 420 MONTGOMERY ST SAN FRANCISCO, CA 94104-1207
WELLS FARGO BANK, N.A. C/O CORPORATION SERVICE COMPANY 1201 HAYS ST TALLAHASSEE, FL 32301-2699	BROWARD COUNTY CLERK OF THE COURTS 201 SE 6TH ST RM 18150 FT LAUDERDALE, FL 33301-3303	DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE WASHINGTON, DC 20224-0001	PEMBROKE SHORES COMMUNITY ASSOCIATION 18501 PINES BLVD., #362 PEMBROKE PINES, FL 33029
*STABILE, VICENTE & CECILIA 16168 SW 6TH ST PEMBROKE PNES, FL 33027-1065	*CLERGER, CHANTAL & WILCLAIR 16224 SW 6TH ST PEMBROKE PNES, FL 33027-1064	*ORBEGOSO, JOSE L & ORBEGOSO, FABIOLA A 16199 SW 7TH ST PEMBROKE PNES, FL 33027-1071	*REYES, JOHANNA & FRANCISCO 16225 SW 7TH ST PEMBROKE PNES, FL 33027-1070

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 January 2024 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 # 119297436

Recorded 12/21/23 at 09:59 AM

Broward County Commission

1 Page(s)

#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47652

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: 514020-05-1780
Certificate Number: 14570
Date of Issuance: 05/24/2018
Certificate Holder: FIG FL18 LLC FCM AS CUSTODIAN FOR FIG FL18 LLC AND SECURED PARTY
Description of Property: HEFTLER HOMES AT PEMBROKE SHORES
159-9 B
LOT 10 BLK 6

Name in which assessed: HOLLANDER,JORDANA HOLLANDER,DEBORAH
Legal Titleholders: HOLLANDER,JORDANA
HOLLANDER,DEBORAH
16198 SW 6 ST
PEMBROKE PINES, FL 33027

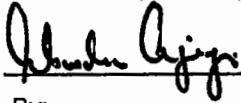
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of February ,2024 . 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 20th day of December , 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: browardcountylegalnotices.com
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024
Minimum Bid: 195352.45

401-314



CORRECTIVE: This document is being recorded to amend the sale date, the publish location and the publish dates. Instrument# 119147550

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47652

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: 514020-05-1780
Certificate Number: 14570
Date of Issuance: 05/24/2018
Certificate Holder: FIG FL18 LLC FCM AS CUSTODIAN FOR FIG FL18 LLC AND SECURED PARTY
Description of Property: HEFTLER HOMES AT PEMBROKE SHORES
159-9 B
LOT 10 BLK 6

Name in which assessed: HOLLANDER,JORDANA HOLLANDER,DEBORAH
Legal Titleholders: HOLLANDER,JORDANA
HOLLANDER,DEBORAH
16198 SW 6 ST
PEMBROKE PINES, FL 33027

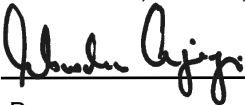
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of February, 2024. 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 20th day of December, 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: browardcountylegalnotices.com
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024
Minimum Bid: 195352.45

Notice of Application for Tax Deed Legal Notice

01/18/2024 8:57 AM (EST)



Please choose a category	Notice of Application for Tax Deed
Title	BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION NOTICE OF APPLICATION FOR FEBRUARY 21, 2024 TAX DEED AUCTION
Publish Date	01/18/2024
Publish Time	8:51 AM (EST)
Description	STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 47652, 50944, 50946, 50972, 50973, 50980, 50981, 50985, 50988, 51016, 51021, 51037, 51045, 51050, 51058, 51065, 51067, 51073, 51088, 51093, 51096, 51098, 51112, 51121, 51123, 51133, 51135, 51139, 51140, 51146, 51150, 51154, 51163, 51171, 51174, 51178 TAX DEED AUCTION SCHEDULED FEBRUARY 21, 2024 PUBLISH THE WEEKS OF 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 at https://browardcountylegalnotices.com
Attach Files (Optional)	<div> ADS FEBRUARY 21, 2024 AUCTION.pdf</div>
Submitted by (Email Address)	Cvilleda@broward.org
Signature	

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24000259

Broward County, FL VS Jordana Hollander and/or Deborah Hollander

RETURN OF SERVICE

Court Case # TD 47652

Hearing Date: 02/21/2024

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Jordana Hollander and/or Deborah Hollander 16198 SW 6 Street Pembroke Pines FL 33027**

Served:

X

Not Served:

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

Date: 01/05/2024 Time: 1:34 PM

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

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: Posted Tax Notice on door

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

Gregory Tony, Sheriff
Broward County, Florida

By:

D.S.

G. Jones, #10861

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514020-05-1780 (TD #47652)

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 January 31, 2024\$31,201.52

Or

* Amount due if paid by February 20, 2024\$31,512.49

*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 February 21, 2024 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

HOLLANDER, JORDANA AND/OR
HOLLANDER, DEBORAH
16198 SW 6 ST
PEMBROKE PINES, FL 33027

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

Broward County, Florida

INSTR # 119297436

Recorded 12/21/23 at 09:59 AM

Broward County Commission

1 Page(s)

#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47652

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: 514020-05-1780

Certificate Number: 14570

Date of Issuance: 05/24/2018

Certificate Holder: FIG FL18 LLC FCM AS CUSTODIAN FOR FIG FL18 LLC AND SECURED PARTY

Description of Property: HEFTLER HOMES AT PEMBROKE SHORES
159-9 B
LOT 10 BLK 6

Name in which assessed: HOLLANDER, JORDANA HOLLANDER, DEBORAH

Legal Titleholders: HOLLANDER, JORDANA
HOLLANDER, DEBORAH
16198 SW 6 ST
PEMBROKE PINES, FL 33027

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

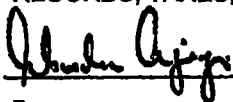
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of February, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

**Pre-registration is required to bid.*

Dated this 20th day of December, 2023.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi
Deputy

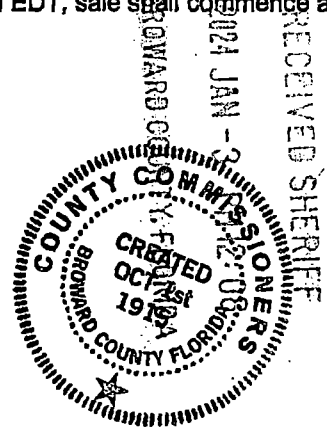
This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: browardcountylegalnotices.com

Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024

Minimum Bid: 195352.45

401-314



CORRECTIVE: This document is being recorded to amend the sale date, the publish location and the publish dates. Instrument# 119147550

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47652

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: 514020-05-1780

Certificate Number: 14570

Date of Issuance: 05/24/2018

Certificate Holder: FIG FL18 LLC FCM AS CUSTODIAN FOR FIG FL18 LLC AND SECURED PARTY

Description of Property: HEFTLER HOMES AT PEMBROKE SHORES
159-9 B
LOT 10 BLK 6

Name in which assessed: HOLLANDER,JORDANA HOLLANDER,DEBORAH

Legal Titleholders: HOLLANDER,JORDANA
HOLLANDER,DEBORAH
16198 SW 6 ST
PEMBROKE PINES, FL 33027

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

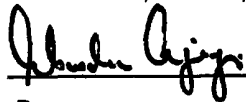
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of June , 2023 . Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

**Pre-registration is required to bid.*

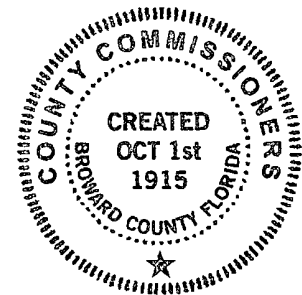
Dated this 1st day of March , 2023 .

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: 05/18/2023, 05/25/2023, 06/01/2023 & 06/08/2023

Minimum Bid: 181780.24

U.S. Bankruptcy Court
Southern District of Florida (Fort Lauderdale)
Bankruptcy Petition #: 23-14596-SMG

Assigned to: Scott M Grossman
 Chapter 13
 Voluntary
 Asset

Date filed: 06/14/2023
 Debtor dismissed: 09/18/2023
 341 meeting: 08/21/2023

Debtor

Theres Deborah Hollander
 16198 SW 6th Street
 Pembroke Pines, FL 33027
 BROWARD-FL
 [REDACTED]
 SSN / ITIN: xxx-[REDACTED]
aka Deborah Hollander

represented by **Theres Deborah Hollander**
 PRO SE

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
06/14/2023	<u>1</u> (54 pgs)	Chapter 13 Voluntary Petition Proofs of Claim due by 8/23/2023. (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	2	Photograph Identification Document as required pursuant to Local Rule 1002-1(B)(1)(d) for pro se Debtor, <i>[Document Image Available ONLY to Authorized Users]</i> (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	3	Statement of Debtor(s) Social Security Number(s) <i>[Document Image Available ONLY to Court Users]</i> Filed by Debtor Theres Deborah Hollander . (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	<u>4</u> (1 pg)	Certification of Budget and Credit Counseling Course by Debtor Filed by Debtor Theres Deborah Hollander . (Grooms, Desiree) (Entered: 06/14/2023)

06/14/2023	<u>5</u> (2 pgs)	Payment Advices by Debtor Filed by Debtor Theres Deborah Hollander . (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	<u>6</u> (1 pg)	Application to Pay Filing Fee in Installments [Initial Amount Paid: \$156.50] Filed by Debtor Theres Deborah Hollander (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	<u>7</u> (1 pg)	Order Granting Application To Pay Filing Fees In Installments (Re: # <u>6</u>) . [Amount Paid or Due \$156.50] Final Installment Payment in the Amount of \$156.50 due by 8/14/2023. (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	<u>8</u> (1 pg)	Notice of Incomplete Filings Due . [Deficiency Must be Cured by 6/21/2023].Creditor Matrix Due: 6/21/2023. Chapter 13 Plan due by 6/28/2023. Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period Form 122C-1 Due 6/28/2023. [Incomplete Filings due by 6/28/2023]. (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	<u>9</u> (1 pg)	Clerk's Notice of Pro Bono Resources. (admin) (Entered: 06/14/2023)
06/14/2023		Receipt of Chapter 13 First Installment Filing Fee - \$156.50 by DG. Receipt Number 469612. (admin) (Entered: 06/14/2023)
06/15/2023		Clerk's Evidence of Repeat Filings for debtor HOLLANDER, THERES DEBORAH Case Number <u>22-10371</u> , Chapter 7 filed in Florida Southern on 01/18/2022 was Closed on 05/04/2022 was Dismissed on 03/28/2022; Case Number <u>17-11480</u> , Chapter 13 filed in Florida Southern on 02/06/2017 was Closed on 05/24/2017 was Dismissed on 03/31/2017; Case Number <u>16-13623</u> , Chapter 13 filed in Florida Southern on 03/15/2016 was Closed on 09/27/2016 was Dismissed on 07/11/2016. (admin) (Entered: 06/15/2023)
06/16/2023	<u>10</u> (2 pgs)	BNC Certificate of Mailing (Re: <u>9</u> Clerk's Notice of Pro Bono Resources. (admin)) Notice Date 06/16/2023. (Admin.) (Entered: 06/17/2023)
06/16/2023	<u>11</u> (2 pgs)	BNC Certificate of Mailing (Re: <u>8</u> Notice of Incomplete Filings Due . [Deficiency Must be Cured by 6/21/2023].Creditor Matrix Due: 6/21/2023. Chapter 13 Plan due by 6/28/2023. Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period Form 122C-1 Due 6/28/2023. [Incomplete Filings due by 6/28/2023].) Notice Date 06/16/2023. (Admin.) (Entered: 06/17/2023)
06/16/2023	<u>12</u> (2 pgs)	BNC Certificate of Mailing (Re: <u>7</u> Order Granting Application To Pay Filing Fees In Installments (Re: <u>6</u>) . [Amount Paid or Due \$156.50] Final Installment Payment in the Amount of \$156.50 due by 8/14/2023. (Grooms, Desiree)) Notice Date 06/16/2023. (Admin.) (Entered: 06/17/2023)
06/21/2023	<u>13</u> (4 pgs)	Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period Form 122C-1. Disposable Income Is Not Determined Filed by Debtor Theres Deborah Hollander . (Grooms, Desiree) (Entered: 06/21/2023)

06/21/2023	14 (1 pg)	Matrix Filed by Debtor Theres Deborah Hollander (Re: 1 Voluntary Petition (Chapter 13) filed by Debtor Theres Deborah Hollander). (Grooms, Desiree) (Entered: 06/21/2023)
06/28/2023	15 (4 pgs)	Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period for 5 Years Form 122C-1. Disposable Income Is Not Determined Filed by Debtor Theres Deborah Hollander . (Cifuentes Esteban, Zoila) (Entered: 06/28/2023)
06/28/2023	16 (6 pgs)	Chapter 13 Plan Filed by Debtor Theres Deborah Hollander. (Cifuentes Esteban, Zoila) (Entered: 06/28/2023)
06/28/2023	17 (8 pgs; 2 docs)	Meeting of Creditors to be Held on 8/21/2023 at 10:00 AM by TELEPHONE [See Meeting Notice for details] . Last Day to Oppose Discharge or Dischargeability is 10/20/2023. Confirmation Hearing to be Held on 9/14/2023 at 09:00 AM by Video Conference. Objection to Confirmation Deadline: 8/31/2023. (Cifuentes Esteban, Zoila) (Entered: 06/28/2023)
06/30/2023	18 (4 pgs)	BNC Certificate of Mailing (Re: 17 Meeting of Creditors to be Held on 8/21/2023 at 10:00 AM by TELEPHONE [See Meeting Notice for details] . Last Day to Oppose Discharge or Dischargeability is 10/20/2023. Confirmation Hearing to be Held on 9/14/2023 at 09:00 AM by Video Conference. Objection to Confirmation Deadline: 8/31/2023. (Cifuentes Esteban, Zoila)) Notice Date 06/30/2023. (Admin.) (Entered: 07/01/2023)
06/30/2023	19 (8 pgs)	BNC Certificate of Mailing - PDF Document (Re: 17 Meeting of Creditors to be Held on 8/21/2023 at 10:00 AM by TELEPHONE [See Meeting Notice for details] . Last Day to Oppose Discharge or Dischargeability is 10/20/2023. Confirmation Hearing to be Held on 9/14/2023 at 09:00 AM by Video Conference. Objection to Confirmation Deadline: 8/31/2023. (Cifuentes Esteban, Zoila)) Notice Date 06/30/2023. (Admin.) (Entered: 07/01/2023)
07/10/2023	20 (1 pg)	Notice of Appearance and Request for Service by Scott Andron Filed by Creditor Broward County. (Andron, Scott) (Entered: 07/10/2023)
07/14/2023	21 (3 pgs)	Notice to Debtor of Additional Creditors <i>Real Estate Tax Deed Applicant</i> Filed by Creditor Broward County. (Andron, Scott) (Entered: 07/14/2023)
08/14/2023	22 (1 pg)	Notice of Requirement to File Financial Management Course Certificate (admin) (Entered: 08/14/2023)
08/14/2023	23 (1 pg)	Notice of Appearance and Request for Service by David D Iglesias Filed by Creditor Pembroke Shores Community Association, Inc.. (Iglesias, David) (Entered: 08/14/2023)
08/14/2023	24 (2 pgs)	Notice of Fees and Costs Incurred <i>Post Petition</i> Filed by Creditor Pembroke Shores Community Association, Inc.. (Iglesias, David) (Entered: 08/14/2023)
08/14/2023		Receipt of Chapter 13 Final Installment Filing Fee - \$156.50 by LR. Receipt Number 469672. (admin) (Entered: 08/15/2023)

08/15/2023	25	Notice to Filer of Apparent Filing Deficiency: Event of the PDF Document is Notice of Postpetition Mortgage Fees, Expenses, and Charges Selected Event Does Not Match PDF Image. THE FILER IS DIRECTED TO REFILE PLEADING USING THE CORRECT EVENT. (Re: 24 Notice of Fees and Costs Incurred <i>Post Petition</i> Filed by Creditor Pembroke Shores Community Association, Inc..) (Monahan, Holly) (Entered: 08/15/2023)
08/16/2023	26 (2 pgs)	BNC Certificate of Mailing (Re: 22 Notice of Requirement to File Financial Management Course Certificate (admin)) Notice Date 08/16/2023. (Admin.) (Entered: 08/17/2023)
08/22/2023	27 (12 pgs; 2 docs)	Motion to Dismiss Case , or in the alternative Motion for Relief from Stay [Consent for the 30 day Waiver] [Fee Amount \$188] Filed by Creditor Broward County (Attachments: # 1 Manicone Declaration) (Andron, Scott) (Entered: 08/22/2023)
08/22/2023	28 (1 pg)	Notice of Hearing by Filer (Re: 27 Motion to Dismiss Case , or in the alternative Motion for Relief from Stay [Consent for the 30 day Waiver] [Fee Amount \$188] Filed by Creditor Broward County (Attachments: # 1 Manicone Declaration)). Chapter 13 Hearing scheduled for 09/14/2023 at 01:00 PM by Video Conference. (Andron, Scott) (Entered: 08/22/2023)
08/22/2023		Receipt of Motion for Relief From Stay(23-14596-SMG) [motion,mrlfsty] (188.00) Filing Fee. Receipt number A42962290. Fee amount 188.00. (U.S. Treasury) (Entered: 08/22/2023)
08/22/2023	29 (2 pgs; 2 docs)	Certificate of Service Filed by Creditor Broward County (Re: 27 Motion to Dismiss Case filed by Creditor Broward County, Motion for Relief from Stay [Consent for the 30 day Waiver] [Fee Amount \$188], 28 Notice of Hearing by Filer filed by Creditor Broward County). (Attachments: # 1 Creditor Matrix) (Andron, Scott) (Entered: 08/22/2023)
08/22/2023	30 (2 pgs; 2 docs)	Amended Document To Reflect Correct Service Date Filed by Creditor Broward County (Re: 29 Certificate of Service filed by Creditor Broward County). (Attachments: # 1 Creditor Matrix) (Andron, Scott) (Entered: 08/22/2023)
08/23/2023	31	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: 08/23/2023)
09/13/2023	32 (8 pgs)	Pro Se Reply to (27 Motion to Dismiss Case filed by Creditor Broward County, Motion for Relief from Stay [Consent for the 30 day Waiver] [Fee Amount \$188]) Filed by Debtor Theres Deborah Hollander (Grooms, Desiree) (Entered: 09/13/2023)
09/18/2023	33 (2 pgs)	Order Granting Broward Countys Motion To Dismiss With A Two-Year Bar To Refiling And Prospective In Rem Relief From Automatic Stay (Re: # 27). [Filing Fee Balance Due: \$0.00] (Monahan, Holly) (Entered: 09/18/2023)
09/19/2023	34 (2 pgs; 2 docs)	Certificate of Service Filed by Creditor Broward County (Re: 33 Order on Motion to Dismiss Case, Order on Motion For Relief From Stay). (Attachments: # 1 Mailing List) (Andron, Scott) (Entered: 09/19/2023)

PACER Service Center			
Transaction Receipt			
09/19/2023 14:36:33			
PACER Login:	GSGTitleExaminers	Client Code:	
Description:	Docket Report	Search Criteria:	23-14596-SMG Fil or Ent: filed Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	4	Cost:	0.40



A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 47652

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
5140 20 05 1780	578194	16198 SW 6 ST PEMBROKE PINES 33027-1065

Legal Description

Lot 10, in Block 6, of HEFTLER HOMES AT PEMBROKE SHORES, according to the Plat thereof, as recorded in Plat Book 159, at Page 9, of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2018 - 14570	\$283,840	Yes	No	Yes

Owner of Record on Current Tax Roll

JORDANA HOLLANDER
DEBORAH HOLLANDER
16198 SW 6 ST
PEMBROKE PINES FL 33027

Billing Name & Address

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:09/20/2023

Search covers previous search through:09/14/2023

Sue Servas
Title Examiner

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

General Examiner Comments:

Bankruptcy case shows debtor dismissed but not fully closed. Docket provided.

APPARENT TITLE HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)Notice of Application for Tax Deed
Inst:118712934**MORTGAGE HOLDER****Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Bankruptcy Docket

Property Appraiser

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47652

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: 514020-05-1780

Certificate Number: 14570

Date of Issuance: 05/24/2018

Certificate Holder: FIG FL18 LLC FCM AS CUSTODIAN FOR FIG FL18 LLC AND SECURED PARTY

Description of Property: HEFTLER HOMES AT PEMBROKE SHORES
159-9 B
LOT 10 BLK 6

Name in which assessed: HOLLANDER,JORDANA HOLLANDER,DEBORAH

Legal Titleholders: HOLLANDER,JORDANA
HOLLANDER,DEBORAH
16198 SW 6 ST
PEMBROKE PINES, FL 33027

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

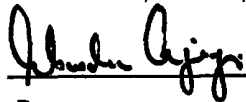
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of June , 2023 . Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

**Pre-registration is required to bid.*

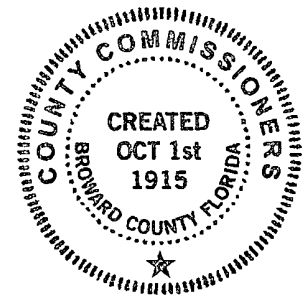
Dated this 1st day of March , 2023 .

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: 05/18/2023, 05/25/2023, 06/01/2023 & 06/08/2023

Minimum Bid: 181780.24

**U.S. Bankruptcy Court
Southern District of Florida (Fort Lauderdale)
Bankruptcy Petition #: 23-14596-SMG**

Assigned to: Scott M Grossman
Chapter 13
Voluntary
Asset

Date filed: 06/14/2023
Debtor dismissed: 09/18/2023
341 meeting: 08/21/2023

Debtor

Theres Deborah Hollander
16198 SW 6th Street
Pembroke Pines, FL 33027
BROWARD-FL
[REDACTED]
SSN / ITIN: xxx-xx [REDACTED]
aka Deborah Hollander

represented by **Theres Deborah Hollander**
PRO SE

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
06/14/2023	1 (54 pgs)	Chapter 13 Voluntary Petition Proofs of Claim due by 8/23/2023. (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	2	Photograph Identification Document as required pursuant to Local Rule 1002-1(B)(1)(d) for pro se Debtor, <i>[Document Image Available ONLY to Authorized Users]</i> (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	3	Statement of Debtor(s) Social Security Number(s) <i>[Document Image Available ONLY to Court Users]</i> Filed by Debtor Theres Deborah Hollander . (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	4 (1 pg)	Certification of Budget and Credit Counseling Course by Debtor Filed by Debtor Theres Deborah Hollander . (Grooms, Desiree) (Entered: 06/14/2023)

06/14/2023	<u>5</u> (2 pgs)	Payment Advices by Debtor Filed by Debtor Theres Deborah Hollander . (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	<u>6</u> (1 pg)	Application to Pay Filing Fee in Installments [Initial Amount Paid: \$156.50] Filed by Debtor Theres Deborah Hollander (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	<u>7</u> (1 pg)	Order Granting Application To Pay Filing Fees In Installments (Re: # <u>6</u>) . [Amount Paid or Due \$156.50] Final Installment Payment in the Amount of \$156.50 due by 8/14/2023. (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	<u>8</u> (1 pg)	Notice of Incomplete Filings Due . [Deficiency Must be Cured by 6/21/2023].Creditor Matrix Due: 6/21/2023. Chapter 13 Plan due by 6/28/2023. Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period Form 122C-1 Due 6/28/2023. [Incomplete Filings due by 6/28/2023]. (Grooms, Desiree) (Entered: 06/14/2023)
06/14/2023	<u>9</u> (1 pg)	Clerk's Notice of Pro Bono Resources. (admin) (Entered: 06/14/2023)
06/14/2023		Receipt of Chapter 13 First Installment Filing Fee - \$156.50 by DG. Receipt Number 469612. (admin) (Entered: 06/14/2023)
06/15/2023		Clerk's Evidence of Repeat Filings for debtor HOLLANDER, THERES DEBORAH Case Number <u>22-10371</u> , Chapter 7 filed in Florida Southern on 01/18/2022 was Closed on 05/04/2022 was Dismissed on 03/28/2022; Case Number <u>17-11480</u> , Chapter 13 filed in Florida Southern on 02/06/2017 was Closed on 05/24/2017 was Dismissed on 03/31/2017; Case Number <u>16-13623</u> , Chapter 13 filed in Florida Southern on 03/15/2016 was Closed on 09/27/2016 was Dismissed on 07/11/2016. (admin) (Entered: 06/15/2023)
06/16/2023	<u>10</u> (2 pgs)	BNC Certificate of Mailing (Re: <u>9</u> Clerk's Notice of Pro Bono Resources. (admin)) Notice Date 06/16/2023. (Admin.) (Entered: 06/17/2023)
06/16/2023	<u>11</u> (2 pgs)	BNC Certificate of Mailing (Re: <u>8</u> Notice of Incomplete Filings Due . [Deficiency Must be Cured by 6/21/2023].Creditor Matrix Due: 6/21/2023. Chapter 13 Plan due by 6/28/2023. Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period Form 122C-1 Due 6/28/2023. [Incomplete Filings due by 6/28/2023].) Notice Date 06/16/2023. (Admin.) (Entered: 06/17/2023)
06/16/2023	<u>12</u> (2 pgs)	BNC Certificate of Mailing (Re: <u>7</u> Order Granting Application To Pay Filing Fees In Installments (Re: <u>6</u>) . [Amount Paid or Due \$156.50] Final Installment Payment in the Amount of \$156.50 due by 8/14/2023. (Grooms, Desiree)) Notice Date 06/16/2023. (Admin.) (Entered: 06/17/2023)
06/21/2023	<u>13</u> (4 pgs)	Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period Form 122C-1. Disposable Income Is Not Determined Filed by Debtor Theres Deborah Hollander . (Grooms, Desiree) (Entered: 06/21/2023)

06/21/2023	14 (1 pg)	Matrix Filed by Debtor Theres Deborah Hollander (Re: 1 Voluntary Petition (Chapter 13) filed by Debtor Theres Deborah Hollander). (Grooms, Desiree) (Entered: 06/21/2023)
06/28/2023	15 (4 pgs)	Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period for 5 Years Form 122C-1. Disposable Income Is Not Determined Filed by Debtor Theres Deborah Hollander . (Cifuentes Esteban, Zoila) (Entered: 06/28/2023)
06/28/2023	16 (6 pgs)	Chapter 13 Plan Filed by Debtor Theres Deborah Hollander. (Cifuentes Esteban, Zoila) (Entered: 06/28/2023)
06/28/2023	17 (8 pgs; 2 docs)	Meeting of Creditors to be Held on 8/21/2023 at 10:00 AM by TELEPHONE [See Meeting Notice for details] . Last Day to Oppose Discharge or Dischargeability is 10/20/2023. Confirmation Hearing to be Held on 9/14/2023 at 09:00 AM by Video Conference. Objection to Confirmation Deadline: 8/31/2023. (Cifuentes Esteban, Zoila) (Entered: 06/28/2023)
06/30/2023	18 (4 pgs)	BNC Certificate of Mailing (Re: 17 Meeting of Creditors to be Held on 8/21/2023 at 10:00 AM by TELEPHONE [See Meeting Notice for details] . Last Day to Oppose Discharge or Dischargeability is 10/20/2023. Confirmation Hearing to be Held on 9/14/2023 at 09:00 AM by Video Conference. Objection to Confirmation Deadline: 8/31/2023. (Cifuentes Esteban, Zoila)) Notice Date 06/30/2023. (Admin.) (Entered: 07/01/2023)
06/30/2023	19 (8 pgs)	BNC Certificate of Mailing - PDF Document (Re: 17 Meeting of Creditors to be Held on 8/21/2023 at 10:00 AM by TELEPHONE [See Meeting Notice for details] . Last Day to Oppose Discharge or Dischargeability is 10/20/2023. Confirmation Hearing to be Held on 9/14/2023 at 09:00 AM by Video Conference. Objection to Confirmation Deadline: 8/31/2023. (Cifuentes Esteban, Zoila)) Notice Date 06/30/2023. (Admin.) (Entered: 07/01/2023)
07/10/2023	20 (1 pg)	Notice of Appearance and Request for Service by Scott Andron Filed by Creditor Broward County. (Andron, Scott) (Entered: 07/10/2023)
07/14/2023	21 (3 pgs)	Notice to Debtor of Additional Creditors <i>Real Estate Tax Deed Applicant</i> Filed by Creditor Broward County. (Andron, Scott) (Entered: 07/14/2023)
08/14/2023	22 (1 pg)	Notice of Requirement to File Financial Management Course Certificate (admin) (Entered: 08/14/2023)
08/14/2023	23 (1 pg)	Notice of Appearance and Request for Service by David D Iglesias Filed by Creditor Pembroke Shores Community Association, Inc.. (Iglesias, David) (Entered: 08/14/2023)
08/14/2023	24 (2 pgs)	Notice of Fees and Costs Incurred <i>Post Petition</i> Filed by Creditor Pembroke Shores Community Association, Inc.. (Iglesias, David) (Entered: 08/14/2023)
08/14/2023		Receipt of Chapter 13 Final Installment Filing Fee - \$156.50 by LR. Receipt Number 469672. (admin) (Entered: 08/15/2023)

08/15/2023	25	Notice to Filer of Apparent Filing Deficiency: Event of the PDF Document is Notice of Postpetition Mortgage Fees, Expenses, and Charges Selected Event Does Not Match PDF Image. THE FILER IS DIRECTED TO REFILE PLEADING USING THE CORRECT EVENT. (Re: 24 Notice of Fees and Costs Incurred <i>Post Petition</i> Filed by Creditor Pembroke Shores Community Association, Inc..) (Monahan, Holly) (Entered: 08/15/2023)
08/16/2023	26 (2 pgs)	BNC Certificate of Mailing (Re: 22 Notice of Requirement to File Financial Management Course Certificate (admin)) Notice Date 08/16/2023. (Admin.) (Entered: 08/17/2023)
08/22/2023	27 (12 pgs; 2 docs)	Motion to Dismiss Case , or in the alternative Motion for Relief from Stay [Consent for the 30 day Waiver] [Fee Amount \$188] Filed by Creditor Broward County (Attachments: # 1 Manicone Declaration) (Andron, Scott) (Entered: 08/22/2023)
08/22/2023	28 (1 pg)	Notice of Hearing by Filer (Re: 27 Motion to Dismiss Case , or in the alternative Motion for Relief from Stay [Consent for the 30 day Waiver] [Fee Amount \$188] Filed by Creditor Broward County (Attachments: # 1 Manicone Declaration)). Chapter 13 Hearing scheduled for 09/14/2023 at 01:00 PM by Video Conference. (Andron, Scott) (Entered: 08/22/2023)
08/22/2023		Receipt of Motion for Relief From Stay(23-14596-SMG) [motion,mrlfsty] (188.00) Filing Fee. Receipt number A42962290. Fee amount 188.00. (U.S. Treasury) (Entered: 08/22/2023)
08/22/2023	29 (2 pgs; 2 docs)	Certificate of Service Filed by Creditor Broward County (Re: 27 Motion to Dismiss Case filed by Creditor Broward County, Motion for Relief from Stay [Consent for the 30 day Waiver] [Fee Amount \$188], 28 Notice of Hearing by Filer filed by Creditor Broward County). (Attachments: # 1 Creditor Matrix) (Andron, Scott) (Entered: 08/22/2023)
08/22/2023	30 (2 pgs; 2 docs)	Amended Document To Reflect Correct Service Date Filed by Creditor Broward County (Re: 29 Certificate of Service filed by Creditor Broward County). (Attachments: # 1 Creditor Matrix) (Andron, Scott) (Entered: 08/22/2023)
08/23/2023	31	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: 08/23/2023)
09/13/2023	32 (8 pgs)	Pro Se Reply to (27 Motion to Dismiss Case filed by Creditor Broward County, Motion for Relief from Stay [Consent for the 30 day Waiver] [Fee Amount \$188]) Filed by Debtor Theres Deborah Hollander (Grooms, Desiree) (Entered: 09/13/2023)
09/18/2023	33 (2 pgs)	Order Granting Broward Countys Motion To Dismiss With A Two-Year Bar To Refiling And Prospective In Rem Relief From Automatic Stay (Re: # 27). [Filing Fee Balance Due: \$0.00] (Monahan, Holly) (Entered: 09/18/2023)
09/19/2023	34 (2 pgs; 2 docs)	Certificate of Service Filed by Creditor Broward County (Re: 33 Order on Motion to Dismiss Case, Order on Motion For Relief From Stay). (Attachments: # 1 Mailing List) (Andron, Scott) (Entered: 09/19/2023)

PACER Service Center			
Transaction Receipt			
09/19/2023 14:36:33			
PACER Login:	GSGTitleExaminers	Client Code:	
Description:	Docket Report	Search Criteria:	23-14596-SMG Fil or Ent: filed Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	4	Cost:	0.40



Site Address	16198 SW 6 STREET, PEMBROKE PINES FL 33027-1065	ID #	5140 20 05 1780
Property Owner	HOLLANDER, JORDANA HOLLANDER, DEBORAH	Millage	2613
Mailing Address	16198 SW 6 ST PEMBROKE PINES FL 33027	Use	01-01
Abbr Legal Description	HEFTLER HOMES AT PEMBROKE SHORES 159-9 B LOT 10 BLK 6		

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	\$48,920	\$472,030	\$520,950	\$283,840	
2021	\$48,920	\$392,860	\$441,780	\$275,580	\$4,805.55
2020	\$48,920	\$347,620	\$396,540	\$271,780	\$4,754.70

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$520,950	\$520,950	\$520,950	\$520,950
Portability	0	0	0	0
Assessed/SOH 00	\$283,840	\$283,840	\$283,840	\$283,840
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis 2	\$500	\$500	\$500	\$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$233,340	\$258,340	\$233,340	\$233,340

Sales History			
Date	Type	Price	Book/Page or CIN
10/22/2012	ODH-T		49195 / 1901
10/30/1998	WD	\$183,000	28988 / 1287
8/28/1997	SW*	\$495,400	26937 / 345
1/28/1997	SW*	\$6,996,200	25963 / 700

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$7.00	6,988	SF
Adj. Bldg. S.F. (Card, Sketch)		2900
Units		1
Eff./Act. Year Built: 2000/1999		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			B3					
R			B3					
1			.16					



A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 47652

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
5140 20 05 1780	578194	16198 SW 6 ST PEMBROKE PINES 33027

Legal Description

Lot 10, in Block 6, of HEFTLER HOMES AT PEMBROKE SHORES, according to the Plat thereof, as recorded in Plat Book 159, at Page 9, of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2018 - 14570	\$283,840	Yes	No	No

Owner of Record on Current Tax Roll

JORDANA HOLLANDER
DEBORAH HOLLANDER
16198 SW 6 ST
PEMBROKE PINES FL 33027

Billing Name & Address

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:02/01/2023

Search covers previous search through:01/30/2023

Sue Servas
Title Examiner

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

General Examiner Comments:

Release in 118395388 discharges 14691921 shown in prior report.

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 PEMBROKE PINES
UTILITIES OFFICE
PO BOX 269005
PEMBROKE PINES FL 33026

INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION FL 33324

PEMBROKE SHORE COMMUNITY
ASSOCIATION, INC.
C/O AKAM
18501 PINES BLVD
PEMBROKE PINES FL 33029

Document

Lien
Inst:118397877

Partial Revocation
of Tax Lien
Inst:118557946

Partial Revocation
of Tax Lien
Inst:118557947

Tax Lien
Inst:118615562

Amended Lien
Inst:118619547

Examiner Comments

Name & Address of Record

IGLESIAS LAW GROUP, P.A., REGISTERED
AGENT
O/B/O PEMBROKE SHORES COMMUNITY
ASSOCIATION, INC.
15800 PINES BLVD
STE 303
PEMBROKE PINES FL 33027

Document

Sunbiz-COA

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**File Name**

47652PA.pdf

ReleaseofLienin114691921.pdf

MAILING AND BILLING ADDRESS:
CITY OF PEMBROKE PINES UTILITIES OFFICE
P.O. BOX 269005
PEMBROKE PINES, FL 33026
ATTN: MELINDA M MAUGERI

STATE OF FLORIDA] SS:
COUNTY OF BROWARD]

Steven P Buckland, Director of Public Services for the City of Pembroke Pines, Florida, a municipal Corporation organized and existing under the laws of the State of Florida, being duly sworn, deposes and says that the City of Pembroke Pines, Florida, has furnished water and sewer services to the following property, located in the City of Pembroke Pines, Broward County, Florida and the said sum is due and owing the City of Pembroke Pines, Florida, on said property as follows:

LOT	BLOCK	SUBDIVISION	OWNER	ADDRESS	AMOUNT
10	6	HEFTLER HOMES AT PEMBROKE PINES	HOLLANDER, JORDANA HOLLANDER DEBORAH	16198 SW 6TH ST.	\$1,721.20

The City of Pembroke Pines, Florida claims a lien for the above amount, as provided by Chapter 36, Section 03, Ordinance 699 of the Charter of the City of Pembroke Pines, Florida

ATTEST:

City Clerk

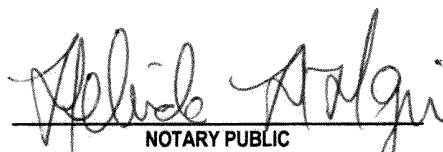
WITNESSES:


Xiomary Peña

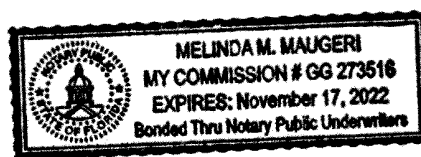

Director of Public Services or Designee


Allyson Gayle

SWORN TO AND SUBSCRIBED before me this 12 day of September A.D., 2021.


NOTARY PUBLIC

This Instrument prepared by:
Xiomary Peña



*** PARTIAL REVOCATION *** PARTIAL REVOCATION ***

Form 12474(A)
(Rev. 10-00)

2074 Department of the Treasury - Internal Revenue Service *** PARTIAL **
Revocation of Certificate of Release of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone (800) 913-6050

Serial Number
686095910

For Use by Recording Office

I certify that we mistakenly allowed a Notice of Federal Tax Lien filed against the taxpayer listed below to operate as a Certificate of Release. I declare that the automatic release of the Notice of Federal Tax Lien is revoked and that the lien is reinstated as provided under Internal Revenue Code Section 6325(f)(2).

Name of Taxpayer DEBORAH HOLLANDER

Residence 16198 SW 6TH ST
PEMBROKE PNES, FL 33027-1065

COURT RECORDING INFORMATION:

Liber Page UCC No. Serial No.
47309 1331 n/a 109528449

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
CIVP	09/30/2006	XXX-XX [REDACTED]	12/29/2008	01/28/2019	11378.64
CIVP	12/31/2006	XXX-XX [REDACTED]	12/29/2008	01/28/2019	11626.01
CIVP	03/31/2007	XXX-XX [REDACTED]	07/12/2010	08/11/2020	11873.36
*PARTIAL REVOCATION. The Certificate of Release of Federal Tax Lien is revoked only as it relates to the tax liabilities listed in this revocation. The lien is released for all other tax liabilities shown on the Certificate of Release. *****					

Place of Filing

County Courthouse
Broward County
Ft. Lauderdale, FL 33301

Total \$ 34878.01

This notice was prepared and signed at BALTIMORE, MD , on this,

the 01st day of November, 2022.

Signature

Elvin Dean Curry

Title
Operations Manager,
Centralized Lien Operation

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Revocation of Certificate of Release of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - RECORDING OFFICE COPY

Form 12474(A) (Rev. 10-00)
CAT. NO 73179W

**Reason for Revoking the Certificate of Release of Federal Tax Lien
and Reinstating the Notice of Federal Tax Lien**

- ☐ Federal Tax Lien released in error.
- ☐ Failure to comply with collateral agreement
in connection with a compromise.
- ☐ Liability was not discharged through
litigation.
- ☒ Notice of Federal Tax Lien was not refiled
timely.

*** PARTIAL REVOCATION *** PARTIAL REVOCATION **

Form 12474(A)
(Rev. 10-00)

2074 Department of the Treasury - Internal Revenue Service *** PARTIAL **
Revocation of Certificate of Release of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone (800) 913-6050

Serial Number
936109613

For Use by Recording Office

I certify that we mistakenly allowed a Notice of Federal Tax Lien filed against the taxpayer listed below to operate as a Certificate of Release. I declare that the automatic release of the Notice of Federal Tax Lien is revoked and that the lien is reinstated as provided under Internal Revenue Code Section 6325(f)(2).

Name of Taxpayer DEBORAH HOLLANDER

Residence 16198 SW 6TH ST
PEMBROKE PNES, FL 33027-1065

COURT RECORDING INFORMATION:

Liber Page UCC No. Serial No.
49762 1286 n/a 111512653

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672	09/30/2005	XXX-XX-	11/15/2010	12/15/2020	9002.88
6672	12/31/2005	XXX-XX-	11/15/2010	12/15/2020	6311.69
6672	03/31/2007	XXX-XX-	12/29/2008	01/28/2019	11873.36
6672	06/30/2007	XXX-XX-	11/15/2010	12/15/2020	4660.18
6672	09/30/2007	XXX-XX-	11/15/2010	12/15/2020	3294.56
6672	12/31/2007	XXX-XX-	11/15/2010	12/15/2020	3294.56
6672	03/31/2008	XXX-XX-	11/15/2010	12/15/2020	3294.56
6672	06/30/2008	XXX-XX-	11/15/2010	12/15/2020	4023.31
6672	09/30/2008	XXX-XX-	11/15/2010	12/15/2020	4155.81
6672	12/31/2008	XXX-XX-	11/15/2010	12/15/2020	4155.81
6672	03/31/2009	XXX-XX-	11/15/2010	12/15/2020	1606.99
6672	12/31/2009	XXX-XX-	11/15/2010	12/15/2020	709.89
*SEE ATTACHED SCHEDULE A					

Place of Filing
County Courthouse
Broward County
Ft. Lauderdale, FL 33301

Total \$ 56383.60

This notice was prepared and signed at BALTIMORE, MD , on this,

the 01st day of November, 2022.

Signature

Elvin Dean Curry

Title
Operations Manager,
Centralized Lien Operation

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Revocation of Certificate of Release of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - RECORDING OFFICE COPY

Form 12474(A) (Rev. 10-00)
CAT. NO 73179W

4

**Reason for Revoking the Certificate of Release of Federal Tax Lien
and Reinstating the Notice of Federal Tax Lien**

- ☐ Federal Tax Lien released in error.
- ☐ Failure to comply with collateral agreement
in connection with a compromise.
- ☐ Liability was not discharged through
litigation.
- ☒ Notice of Federal Tax Lien was not refiled
timely.

*** PARTIAL REVOCATION *** PARTIAL REVOCATION **

Form 12474(A)
(Rev. 10-00)

17630

Department of the Treasury - Internal Revenue Service

*** PARTIAL **

Revocation of Certificate of Release of Federal Tax LienArea:
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone (800) 913-6050

Serial Number

936109613

For Use by Recording Office

I certify that we mistakenly allowed a Notice of Federal Tax Lien filed against the taxpayer listed below to operate as a Certificate of Release. I declare that the automatic release of the Notice of Federal Tax Lien is revoked and that the lien is reinstated as provided under Internal Revenue Code Section 6325(f)(2).

Name of Taxpayer DEBORAH HOLLANDER

Residence 16198 SW 6TH ST
PEMBROKE PNES, FL 33027-1065

COURT RECORDING INFORMATION:

Liber Page UCC No. Serial No.
49762 1286 n/a 111512653

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
			SCHEDULE A		
*PARTIAL REVOCATION. The Certificate of Release of Federal Tax Lien is revoked only as it relates to the tax liabilities listed in this revocation. The lien is released for all other tax liabilities shown on the Certificate of Release. *****					

Place of Filing

County Courthouse
Broward County
Ft. Lauderdale, FL 33301

Total \$

56383.60

This notice was prepared and signed at BALTIMORE, MD , on this,

the 01st day of November, 2022.

Signature

Title
Operations Manager,
Centralized Lien Operation

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Revocation of Certificate of Release of Federal Tax Lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - RECORDING OFFICE COPY

Form 12474(A) (Rev. 10-00)
CAT. NO 73179W

**Reason for Revoking the Certificate of Release of Federal Tax Lien
and Reinstating the Notice of Federal Tax Lien**

- ☐ Federal Tax Lien released in error.
- ☐ Failure to comply with collateral agreement
in connection with a compromise.
- ☐ Liability was not discharged through
litigation.
- ☒ Notice of Federal Tax Lien was not refiled
timely.

14

Form 668 (Y)(c) (Rev. February 2004)	2074 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
-----------------------------------------	----------------------------------------------------------------------------------------------------

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 464637022	For Optional Use by Recording Office
----------------------------------------------------------------------------------	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer DEBORAH HOLLANDER

Residence 16198 SW 6TH ST
PEMBROKE PNES, FL 33027-1065


IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672	09/30/2005	XXX-XX-	11/15/2010	12/15/2030	6432.08
6672	12/31/2005	XXX-XX-	11/15/2010	12/15/2030	6311.69
6672	09/30/2006	XXX-XX-	12/29/2008	01/28/2029	560.18
6672	12/31/2006	XXX-XX-	12/29/2008	01/28/2029	1939.60
6672	03/31/2007	XXX-XX-	12/29/2008	01/28/2029	10136.26
6672	06/30/2007	XXX-XX-	11/15/2010	12/15/2030	4660.18
6672	09/30/2007	XXX-XX-	11/15/2010	12/15/2030	3294.56
6672	12/31/2007	XXX-XX-	11/15/2010	12/15/2030	3294.56
6672	03/31/2008	XXX-XX-	11/15/2010	12/15/2030	3294.56
6672	06/30/2008	XXX-XX-	11/15/2010	12/15/2030	4023.31
6672	09/30/2008	XXX-XX-	11/15/2010	12/15/2030	4155.81
6672	12/31/2008	XXX-XX-	11/15/2010	12/15/2030	4155.81
6672	03/31/2009	XXX-XX-	11/15/2010	12/15/2030	1606.99
6672	12/31/2009	XXX-XX-	11/15/2010	12/15/2030	709.89

Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301	Total \$ 54575.48
------------------------------------------------------------------------------------	-------------------

This notice was prepared and signed at BALTIMORE, MD , on this,

the 20th day of December, 2022.

Signature for S. WANG	 Title ADVISOR (954) 991-4425	23-96-6908
--------------------------	---------------------------------------------------------------------------------------------------------------------------	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

This Instrument Prepared by and Return To:
David D. Iglesias, Esquire
Iglesias Law Group, P.A.
15800 Pines Blvd., 3rd Fl
Pembroke Pines, FL 33027
Tel: 954-362-5222
File No.: 5198.20

AMENDED CLAIM OF LIEN

**THIS LIEN AMENDS THE CLAIMS OF LIEN RECORDED ON 11/30/2021, IN INSTRUMENT
#117768339, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

PLEASE TAKE NOTICE that the undersigned corporation, PEMBROKE SHORES COMMUNITY ASSOCIATION, INC. ("the Association"), whose mailing address is c/o AKAM, 18501 Pines Boulevard, Pembroke Pines, FL 33029 according to the Master Declaration for Pembroke Shores Community Association, Inc., as recorded in the Public Records of Broward County, Florida, does hereby claim a lien for unpaid assessments against the following described real property in BROWARD County, Florida:

Lot 10 in Block 6 of Heftler Homes at Pembroke Shores, according to the plat thereof, recorded in Plat Book 159 at Page 9 of the Public Records of Broward County, Florida.

a/k/a: 16198 SW 6th Street, Pembroke Pines, FL 33027

Owner(s): Deborah Hollander, Jordana Hollander

Said lien is claimed due to the failure to pay the following assessments:

Maintenance Assessment due at \$429.59 per quarter, Assessments due 7/01/21 through 10/01/21	\$859.18
Maintenance Assessment due at \$424.77 per quarter, Assessments due 1/01/22 through 4/01/22	\$849.54
Maintenance Assessment due at \$404.63 per quarter, Assessments due 7/01/22 through 10/01/22	\$809.26
Maintenance Assessment due at \$415.23 per quarter, Assessment due 1/01/23	\$415.23
Late Fees due at \$25.00 per month, Late Fees due through 1/13/23	\$125.00
Interest accrues at the rate of 18% Per Annum, Interest charges due through 1/13/23	\$418.17
Work Order re: Lawn cleanup	\$925.00
Administrative Fees	\$175.00
Mailing costs (incurred / to be incurred)	\$8.98
Title Search Fees	\$10.00
Recording Fees (incurred / to be incurred)	\$30.00
Previous Attorney's Fees and Costs (Edward F. Holodak, P.A.)	\$769.86
Attorney's Fees	\$959.50
Less Rebate to Account	(\$47.88)

TOTAL OUTSTANDING \$6,306.84

This Claim of Lien shall secure all unpaid assessments, interest, late charges, costs and attorney's fees which are due, and which may accrue subsequent to the date of this Claim of Lien.

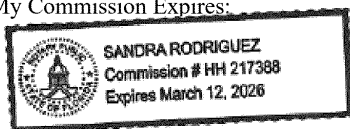
PEMBROKE SHORES COMMUNITY ASSOCIATION, INC.

By: 
David D. Iglesias, Agent

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, appeared DAVID D. IGLESIAS as Attorney and Agent of PEMBROKE SHORES COMMUNITY ASSOCIATION, INC. who is personally known to me, who did take an oath and who acknowledged before me this 13th day of January 2023 that he executed the above Claim of Lien as such Attorney and Agent of said corporation, and that the same is the free act and deed of said corporation.

My Commission Expires:




NOTARY PUBLIC
STATE OF FLORIDA AT LARGE



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

Detail by Entity Name

Florida Not For Profit Corporation

PEMBROKE SHORES COMMUNITY ASSOCIATION, INC.

Filing Information

Document Number	N95000000046
FEI/EIN Number	65-0620913
Date Filed	01/04/1995
State	FL
Status	ACTIVE

Principal Address

C/O Iglesias Law Group, P.A.
15800 Pines Blvd
Ste 303
Pembroke Pines, FL 33027

Changed: 07/12/2022

Mailing Address

C/O Iglesias Law Group, P.A.
15800 Pines Blvd
Ste 303
Pembroke Pines, FL 33027

Changed: 07/12/2022

Registered Agent Name & Address

Iglesias Law Group, P.A.
15800 Pines Blvd
Ste 303
Pembroke Pines, FL 33027

Name Changed: 07/12/2022

Address Changed: 07/12/2022

Officer/Director Detail

Name & Address

Title President

Sommer, Tim
c/o Iglesias Law Group, P.A.
15800 Pines Blvd.
#303 - David Iglesias Office
Pembroke Pines, FL 33027

Title VP

Bornstein-Rodriguez, Bonnie
c/o Iglesias Law Group, P.A.
15800 Pines Blvd
#303 - David Iglesias Office
Pembroke Pines, FL 33028

Title Treasurer

Morrell, Margaret
c/o Iglesias Law Group, P.A.
15800 Pines Blvd.
#303 - David Iglesias Office
Pembroke Pines, FL 33028

Title Secretary

Shiwpal, Andrew
Iglesias Law Group, P.A.
15800 Pines Blvd.
#303 - David Iglesias Office
Pembroke Pines, FL 33028

Title Director

Gonzalez, Jorge
c/o Iglesias Law Group, P.A.
15800 Pines Blvd
#303 - David Iglesias Office
Pembroke Pines, FL 33028

Title Director

Abreu, Pedro
Iglesias Law Group, P.A.
15800 Pines Blvd.
#303 - David Iglesias Office
Pembroke Pines, FL 33028

Title Director

Herrington, Ryan
Iglesias Law Group, P.A.
15800 Pines Blvd.
#303 - David Iglesias Office
Pembroke Pines, FL 33028

Annual Reports

Report Year	Filed Date
2022	03/21/2022
2022	04/06/2022
2022	07/12/2022

Document Images

12/08/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
11/01/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
09/14/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
07/12/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/06/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2022 -- ANNUAL REPORT	View image in PDF format
05/18/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/15/2021 -- ANNUAL REPORT	View image in PDF format
11/12/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/11/2020 -- ANNUAL REPORT	View image in PDF format
07/25/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
06/12/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
01/21/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
01/15/2019 -- ANNUAL REPORT	View image in PDF format
08/10/2018 -- Reg. Agent Change	View image in PDF format
05/24/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
03/14/2018 -- ANNUAL REPORT	View image in PDF format
02/17/2017 -- ANNUAL REPORT	View image in PDF format
01/31/2017 -- Reg. Agent Change	View image in PDF format
01/18/2016 -- ANNUAL REPORT	View image in PDF format
01/20/2015 -- ANNUAL REPORT	View image in PDF format
09/19/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
01/20/2014 -- ANNUAL REPORT	View image in PDF format
11/04/2013 -- Reg. Agent Change	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
02/23/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
09/24/2008 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
03/16/2007 -- ANNUAL REPORT	View image in PDF format

04/10/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
02/25/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
04/03/2001 -- ANNUAL REPORT	View image in PDF format
03/27/2000 -- ANNUAL REPORT	View image in PDF format
04/26/1999 -- ANNUAL REPORT	View image in PDF format
03/03/1998 -- ANNUAL REPORT	View image in PDF format
05/20/1997 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- ANNUAL REPORT	View image in PDF format
01/04/1995 -- DOCUMENTS PRIOR TO 1997	View image in PDF format



Site Address	16198 SW 6 STREET, PEMBROKE PINES FL 33027-1065	ID #	5140 20 05 1780
Property Owner	HOLLANDER, JORDANA HOLLANDER, DEBORAH	Millage	2613
Mailing Address	16198 SW 6 ST PEMBROKE PINES FL 33027	Use	01-01
Abbr Legal Description	HEFTLER HOMES AT PEMBROKE SHORES 159-9 B LOT 10 BLK 6		

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	\$48,920	\$472,030	\$520,950	\$283,840	
2021	\$48,920	\$392,860	\$441,780	\$275,580	\$4,805.55
2020	\$48,920	\$347,620	\$396,540	\$271,780	\$4,754.70

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$520,950	\$520,950	\$520,950	\$520,950
Portability	0	0	0	0
Assessed/SOH 00	\$283,840	\$283,840	\$283,840	\$283,840
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis 2	\$500	\$500	\$500	\$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$233,340	\$258,340	\$233,340	\$233,340

Sales History			
Date	Type	Price	Book/Page or CIN
10/22/2012	ODH-T		49195 / 1901
10/30/1998	WD	\$183,000	28988 / 1287
8/28/1997	SW*	\$495,400	26937 / 345
1/28/1997	SW*	\$6,996,200	25963 / 700

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$7.00	6,988	SF
Adj. Bldg. S.F. (Card, Sketch)		2900
Units		1
Eff./Act. Year Built: 2000/1999		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			B3					
R			B3					
1			.16					

KNOW ALL MEN BY THESE PRESENT

That I, We

Steven P Buckland
Director of Public Services for
The City of Pembroke Pines
Broward County, Florida

BILLING AND MAILING ADDRESS:
CITY OF PEMBROKE PINES UTILITIES OFFICE
P.O. BOX 269005
PEMBROKE PINES, FL 33026
ATTN: MELINDA M MAUGERI

First party, for and in consideration of the sum of _____ Dollars, or other valuable consideration, receive from or on behalf

SEE BELOW

Second party, the receipt whereof is hereby acknowledged.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assign of corporation, wherever the context so admits or requires.)

HEREBY remise, release, acquit, satisfy, and forever discharge the said second party, of and from all, and all manner of action and actions, cause and causes of specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damage, judgments, executions, claims, and demands whatsoever, in law or in equity, which said first parts ever had, now has, or which any personal representative, successor, heir or assign of said first party, hereafter can, shall or may have, against said second party, for upon or by reason of any matter, cause or thing, whatsoever, from the beginning of the world to the day of these presents.

BOOK NO.	PAGE NO.	DATE	NAME	ADDRESS	LEGAL
114691921	1	10/30/2017	HOLLANDER, JORDANA HOLLANDER, DEBORAH	16198 SW 6 TH ST.	HEFTLER HOMES AT PEMBROKE SHORES LOT 10 BLK 6

IN WITNESS, WHEREOF, I have hereunto set hand and seal this 7th day of September A.D., 2022

Signed, sealed and delivered in presence of:

Xiomary Peña
Xiomary Peña

[Signature]
Director of Public Services or Designee

Allyson Gayle
Allyson Gayle

STATE OF FLORIDA,
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of September A.D. 2022

This Instrument prepared by:
Xiomary Peña

[Signature]
NOTARY PUBLIC



TitleExpress[®]

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 05/03/2022

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 04/21/2022

CERTIFICATE # 2017-14570

ACCOUNT # 514020051780

ALTERNATE KEY # 578194

TAX DEED APPLICATION # 47652

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 10, in Block 6, of HEFTLER HOMES AT PEMBROKE SHORES, according to the Plat thereof, as recorded in Plat Book 159, at Page 9, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 16198 SW 6 STREET, PEMBROKE PINES FL 33027-1065

OWNER OF RECORD ON CURRENT TAX ROLL:

JORDANA HOLLANDER

DEBORAH HOLLANDER

16198 SW 6 ST

PEMBROKE PINES, FL 33027

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

DEBORAH HOLLANDER AND JORDANA HOLLANDER

16198 S.W. 6TH STREET

PEMBROKE PINES, FL 33027 (Per Order Determining Homestead)

(Deborah Hollander a/k/a Theres Deborah Hollander and Jordana Hollander a/k/a Jordana M. Hollander a/k/a Maureen Jordan Hollander per documents found but not included on this report.)

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

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

PEMBROKE SHORES COMMUNITY
ASSOCIATION, INC.

Instrument: 117768339

C/O FIRST SERVICE RESIDENTIAL
2950 N 28TH TERRACE, SUITE 208
HOLLYWOOD, FL 33020 (Per Lien)

CITY OF PEMBROKE PINES

Instrument: 117872493

10100 PINES BLVD

Instrument: 117872516

PEMBROKE PINES, FL 33026 (Per Liens)

Instrument: 117872666

CITY OF PEMBROKE PINES
POLICE DEPT
CODE COMPLIANCE DIVISION
18400 JOHNSON ST
PEMBROKE PINES, FL 33029 (Per Lien)

Instrument: 117872521

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5140 20 05 1780

CURRENT ASSESSED VALUE: \$275,580

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:

Notice of Application for Tax Deed

Instrument: 117637318

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

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

Suzette Servas

Title Examiner



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\(8\)](#).

2021 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

9
CITY OF PEMBROKE PINES

CASE #: 09-01727

CITY OF PEMBROKE PINES,
Petitioner

MAILING AND BILLING ADDRESS:
CITY OF PEMBROKE PINES
10100 PINES BOULEVARD
PEMBROKE PINES, FLORIDA 33026

VS. GISELE HOLLANDER 1/2 INT EA
16198 SW 6 STREET
JORDANA HOLLANDER
PEMBROKE PINES, FL 33027-1065
Respondent

CFN # 108886738
OR BK 40561 Pages 1755 - 1756
RECORDED 10:02:09 08:40:41
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1922
#9. 2 Pages

SUPPLEMENTAL ORDER OF LIEN

The LIEN HEARING of the City of Pembroke Pines having heard testimony at the hearing to confirm fine held on 08/27/09 and based on the evidence, the LIEN HEARING enters the following findings of facts and order:

CERTIFY LIEN * NON-COMPLIANCE WITH CODE

Based on testimony and evidence in Case #09-01727, I find that the Respondent has NOT complied with the MAY 28, 2009, Order Finding Violation and having considered the gravity of the violation, actions taken by GISELE & JORDANA HOLLANDER to correct the violations committed by the Respondent, and previous violations by Respondent, the Special Magistrate hereby imposes and certifies a fine in the amount of \$5,950.00 as of AUGUST 27, 2009, and a fine in the amount of \$100.00 per day for each day the violation continues to exist. *THIS AMOUNT INCLUDES THE \$150.00 ADMINISTRATIVE FEE*

1). That said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida to-wit:

LOT	BLOCK	SUBDIVISION
10	6	159-9 B
FOLIO: 51-40-20-05-1780 ADDRESS: 16198 SW 6 ST, *		

2). That the Respondent DID NOT COMPLY with the Order Finding Violation on or before the date specified therein.

3). A fine of \$ 150.00 TOTAL, has accrued to date.

4). It is the order of the LIEN HEARING that the fine shall continue to accrue at \$ 150.00 per diem until such time as the respondent shall comply with the Order Finding Violation.

5). It is the Order of the LIEN HEARING that the fine shall constitute a lien against the above described real property, and upon any other real or personal property owned by the Respondent. The secretary of the LIEN HEARING is directed to record a true copy of this order among the Public Records of Broward County, Florida.

CITY OF PEMBROKE PINES

CASE #: 09-01727

MAILING AND BILLING ADDRESS:
CITY OF PEMBROKE PINES
10100 PINES BOULEVARD
PEMBROKE PINES, FLORIDA 33026

SUPPLEMENTAL ORDER OF LIEN

DONE AND ORDERED this 27th day of Aug, 2009.

[Signature]
Witness

John L. Earle
Code Compliance Administrator

ATTEST:

Richard Kenney
Witness

Julie A. Grasky
Hearing Secretary

STATE OF FLORIDA

S.S.:

COUNTY OF BROWARD

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared John Earle and Julie A. Grasky, to me known to be Administrator and Secretary of the Administrator and who are personally known to me and who executed the instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of August, 2009.

SEAL:

[Signature]
NOTARY PUBLIC, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA
Victoria Justiniano
Commission #DD728480
Expires: JAN. 30, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

PAGE 2



STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that the above foregoing is a true and correct copy of
Supplemental Order
as recorded in the Office of the City Clerk.
Witness my hand and official seal this
18th day of January A.D. 2022
CITY OF PEMBROKE PINES
By: Marlene D. Graham
MARLENE D. GRAHAM City Clerk

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47652

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: 514020-05-1780
Certificate Number: 14570
Date of Issuance: 05/24/2018
Certificate Holder: FIG FL18 LLC FCM AS CUSTODIAN FOR FIG FL18 LLC AND SECURED PARTY
Description of Property: HEFTLER HOMES AT PEMBROKE SHORES
159-9 B
LOT 10 BLK 6

Name in which assessed: HOLLANDER,JORDANA HOLLANDER,DEBORAH
Legal Titleholders: HOLLANDER,JORDANA
HOLLANDER,DEBORAH
16198 SW 6 ST
PEMBROKE PINES, FL 33027

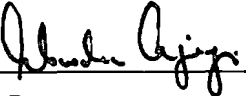
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of January, 2022. 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:

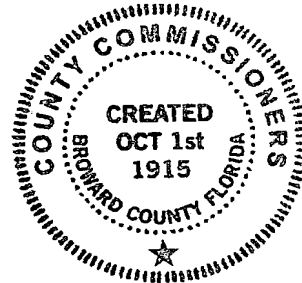
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 1st day of October, 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: 12/16/2021, 12/23/2021, 12/30/2021 & 01/06/2022
Minimum Bid: 157884.99

Prepared by and return to:
EDWARD F. HOLODAK, ESQ.
Edward F. Holodak, P.A.
7580 NW 5th Street, Suite 15125
Plantation, Florida 33317

CLAIM OF LIEN

BEFORE ME, the undersigned authority, personally appeared this day EDWARD F. HOLODAK, who, upon being first duly sworn, says that: he is the Agent for the lienor herein, Pembroke Shores Community Association, Inc., a Florida corporation, not-for-profit, whose address is: c/o FIRST SERVICE RESIDENTIAL, 2950 N. 28th Terrace, Suite 208, Hollywood, FL 33020, and that as provided by the Declaration of Covenants, Easements and Restrictions of Pembroke Shores, as recorded in O.R. Book 23508, at Page 320 of the Public Records of Broward County, Florida, and Florida Statute §720.3085, the Association asserts and holds lien on the following described real property:

Lot 10 in Block 6, of HEFTLER HOMES AT PEMBROKE SHORES, according to the Plat thereof, recorded in Plat Book 159, Page 9, of the Public Records of Broward county, Florida.

Parcel Identification No.: 5140 20 05 1780

A/K/A 16198 SW 6 ST PEMBROKE PINES FL 33027

said property being owned by Jordana Hollander and Deborah Hollander and further states that the lien is for the following amounts:

Past Due Quarterly maintenance fees from 2nd Quarter 2021 through 4th quarter 2021	
at \$429.59 per quarter with a \$25.00 late fee per quarter plus interest and Administrative	
Collection Costs minus payment received and applied:	\$ 1,543.79
Attorney's Fees:	\$ 475.00
Title Costs	\$ 225.00
Recording Fees	\$ 40.00
Postage	\$ 29.86
Total:	\$ 2,313.65

Additionally, this Claim of Lien shall also secure all unpaid assessments, special assessments, late charges, administrative collection fees, interest, costs and attorneys' fees which are due, and which may accrue subsequent to the date of this Claim of Lien and prior to entry of a Final Judgment of Foreclosure. The owner must obtain an estoppel letter to receive a final pay-off amount.

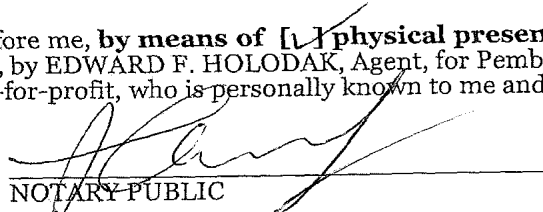
PEMBROKE SHORES COMMUNITY ASSOCIATION, INC.

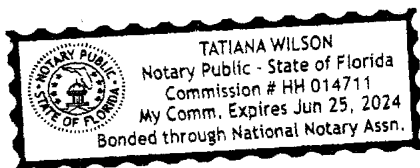
By: 
EDWARD F. HOLODAK, AGENT

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 29 day of November, 2021, by EDWARD F. HOLODAK, Agent, for Pembroke Shores Community Association, Inc., a Florida corporation, not-for-profit, who is personally known to me and did take an oath.

My Commission Expires:


NOTARY PUBLIC





City of Pembroke Pines
10100 PINES BLVD., PEMBROKE PINES
FLORIDA 33026
954-431-4466

LIEN ORDER FINDING VIOLATION

Case #: 13060044

IN THE MATTER OF:

HOLLANDER, JORDANA H/E HOLLANDER, DEBORAH

16198 SW 6 ST PEMBROKE PINES, FL 33027

Respondent(s),

RE: VIOLATION OF SECTION(S) 155.013 NUISANCES PROHIBITED of the Code Ordinances of
Pembroke Pines, Florida.

DESCRIPTION SITE OF VIOLATION:

SITE ADDRESS: 16198 SW 6 St PEMBROKE PINES, FL

Tax Parcel ID No. : 514020051780

Legal Description: HEFTLER HOMES AT PEMBROKE SHORES 159-9 B LOT 10 BLK 6

ORDER (CASE # 13060044)

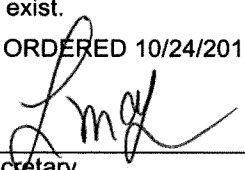
On 10/24/2013, a hearing was conducted and after the evidence and duly considering the same IT IS
THEREFORE THE JUDGEMENT & ORDER OF THE LIEN HEARING THAT:

CERTIFY LIEN * NON-COMPLIANCE WITH CODE

Based on testimony and evidence in Case # 13060044, I find that the Respondent has NOT complied with
the 07/25/2013 Order Finding Violation and having considered the gravity of the violation, actions taken by
HOLLANDER, JORDANA H/E HOLLANDER, DEBORAH to correct the violations committed and previous
violations committed by the Respondent, the Special Magistrate hereby imposes and certifies a fine in the
amount of \$2900.00 as of 10/24/2013 and a fine in the amount of \$50.00 per day for each day the violation
continues to exist.

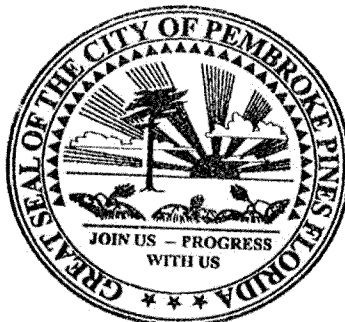
DONE AND ORDERED 10/24/2013 in an open session in Pembroke Pines, Florida.

ATTEST:


Secretary


LIEN HEARING OFFICER

Copy furnished to: Respondent(s)




STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that the above
foregoing is a true and correct copy of
Lien Order Finding Violation
as recorded in the Office of the City Clerk.

Witness my hand and official seal this
18th day of January A.D., 2022

CITY OF PEMBROKE PINES

By: 
MARLENE D. GRAHAM City Clerk



City of Pembroke Pines
10100 PINES BLVD., PEMBROKE PINES
FLORIDA 33026
954-431-4466

INSTR # 111987819
OR BK 50407 Pages 1401 - 1402
RECORDED 12/16/13 11:21:54 AM
BROWARD COUNTY COMMISSION
DEPUTY CLERK 2090
#4, 2 Pages

SUPPLEMENTAL ORDER OF LIEN

CASE #: 13060044

CITY OF PEMBROKE PINES,

Petitioner,

VS.

HOLLANDER,JORDANA H/E HOLLANDER,DEBORAH

16198 SW 6 ST PEMBROKE PINES, FL 33027

Respondent(s),

The LIEN HEARING of the City of Pembroke Pines having heard testimony at the hearing to confirm fine held on 10/24/2013 and based on the evidence, the LIEN HEARING enters the following findings of facts and order:

CERTIFIED LIEN * NON-COMPLIANCE WITH CODE

Based on testimony and evidence in Case # 13060044 , I find that the Respondent has NOT complied with the 07/25/2013 Order Finding Violation and having considered the gravity of the violation, actions taken by HOLLANDER,JORDANA H/E HOLLANDER,DEBORAH to correct the violation and previous violations committed by the Respondent, the Special Magistrate hereby imposes and certifies a fine in the amount of \$2900.00 as of 08/26/2013 and a fine in the amount of \$50.00 per day for each day the violation continues to exist.

1. That said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida to-wit:

LEGAL DESC.: HEFTLER HOMES AT PEMBROKE SHORES 159-9 B LOT 10 BLK 6

FOLIO: 514020051780

SITE ADDRESS: 16198 SW 6 St PEMBROKE PINES, FL

2. That the Respondent DID NOT COMPLY with the Order Finding Violation on or before the date specified therein.
3. A fine of \$2900.00 TOTAL, has accrued to date.
4. It is the order of the LIEN HEARING that the fine shall continue to accrue at \$50.00 per diem until such time as the respondent shall comply with the Order Finding Violation.
5. It is the Order of the LIEN HEARING that the fine shall constitute a lien against the above described real property, and upon any other real or personal property owned by the Respondent. The secretary of the LIEN HEARING is directed to record a true copy of this order among the Public Records of Broward County, Florida.



City of Pembroke Pines
10100 PINES BLVD., PEMBROKE PINES
FLORIDA 33026
954-431-4466

SUPPLEMENTAL ORDER OF LIEN

CASE #: 13060044

DONE AND ORDERED this 28th day of Oct, 2013.

Witness

Code Compliance Administrator

Witness

Attest: Hearing Secretary

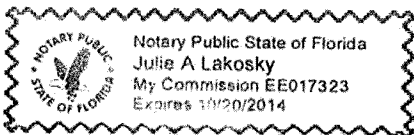
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Scott Brayewski & Leanne McLaughlin to me known to be Administrator and Secretary of the Administrator and who are personally known to me and who executed the instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of Oct, 2013.

SEAL:

Julie A. Lakosky
NOTARY PUBLIC, STATE OF FLORIDA





City of Pembroke Pines
10100 PINES BLVD., PEMBROKE PINES
FLORIDA 33026
954-431-4466

LIEN ORDER FINDING VIOLATION

Case #: 13050266

IN THE MATTER OF:

JORDANA & DEBORAH HOLLANDER

16198 SW 6 ST PEMBROKE PINES, FL 33027

Respondent(s),

RE: VIOLATION OF SECTION(S) 90.02 INOPERABLE MOTOR VEHICLES PROHIBITED of the Code Ordinances of Pembroke Pines, Florida.

DESCRIPTION SITE OF VIOLATION:

SITE ADDRESS: 16198 SW 6 St PEMBROKE PINES, FL

Tax Parcel ID No. : 514020051780

Legal Description: HEFTLER HOMES AT PEMBROKE SHORES 159-9 B LOT 10 BLK 6

ORDER (CASE # 13050266)

On 10/24/2013, a hearing was conducted and after the evidence and duly considering the same IT IS THEREFORE THE JUDGEMENT & ORDER OF THE LIEN HEARING THAT:

CERTIFY LIEN * NON-COMPLIANCE WITH CODE

Based on testimony and evidence in Case # 13050266, I find that the Respondent has NOT complied with the 10/23/2013 Order Finding Violation and having considered the gravity of the violation, actions taken by JORDANA & DEBORAH HOLLANDER to correct the violations committed and previous violations committed by the Respondent, the Special Magistrate hereby imposes and certifies a fine in the amount of \$2900.00 as of 10/24/2013 and a fine in the amount of \$50.00 per day for each day the violation continues to exist.

DONE AND ORDERED 10/24/2013 in an open session in Pembroke Pines, Florida.

ATTEST:

Secretary

LIEN HEARING OFFICER

Copy furnished to: Respondent(s)



STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that the above
foregoing is a true and correct copy of
Lien Order finding Violation
as recorded in the Office of the City Clerk.
Witness my hand and official seal this
18th day of January A.D., 2022
CITY OF PEMBROKE PINES
By: MARLENE D. GRAHAM
City Clerk



City of Pembroke Pines
10100 PINES BLVD., PEMBROKE PINES
FLORIDA 33026
954-431-4466

SUPPLEMENTAL ORDER OF LIEN

CASE #: 13050266
CITY OF PEMBROKE PINES,
Petitioner,

INSTR # 111987816
OR BK 50407 Pages 1395 - 1396
RECORDED 12/16/13 11:21:54 AM
BROWARD COUNTY COMMISSION
DEPUTY CLERK 2090
#1, 2 Pages

VS.

JORDANA & DEBORAH HOLLANDER
16198 SW 6 ST PEMBROKE PINES, FL 33027
Respondent(s),

The LIEN HEARING of the City of Pembroke Pines having heard testimony at the hearing to confirm fine held on 10/24/2013 and based on the evidence, the LIEN HEARING enters the following findings of facts and order:

CERTIFIED LIEN * NON-COMPLIANCE WITH CODE

Based on testimony and evidence in Case # 13050266 , I find that the Respondent has NOT complied with the 10/23/2013 Order Finding Violation and having considered the gravity of the violation, actions taken by JORDANA & DEBORAH HOLLANDER to correct the violation and previous violations committed by the Respondent, the Special Magistrate hereby imposes and certifies a fine in the amount of \$2900.00 as of 08/26/2013 and a fine in the amount of \$50.00 per day for each day the violation continues to exist.

1. That said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida to-wit:

LEGAL DESC.: HEFTLER HOMES AT PEMBROKE SHORES 159-9 B LOT 10 BLK 6
FOLIO: 514020051780
SITE ADDRESS: 16198 SW 6 St PEMBROKE PINES, FL

2. That the Respondent DID NOT COMPLY with the Order Finding Violation on or before the date specified therein.
3. A fine of \$2900.00 TOTAL, has accrued to date.
4. It is the order of the LIEN HEARING that the fine shall continue to accrue at \$50.00 per diem until such time as the respondent shall comply with the Order Finding Violation.
5. It is the Order of the LIEN HEARING that the fine shall constitute a lien against the above described real property, and upon any other real or personal property owned by the Respondent. The secretary of the LIEN HEARING is directed to record a true copy of this order among the Public Records of Broward County, Florida.

42



City of Pembroke Pines
10100 PINES BLVD., PEMBROKE PINES
FLORIDA 33026
954-431-4466

SUPPLEMENTAL ORDER OF LIEN

CASE #: 13050266

DONE AND ORDERED this 24TH day of Oct, 2013.

[Signature]
Witness

[Signature]
Code Compliance Administrator

[Signature]
Witness

[Signature]
Attest: Hearing Secretary

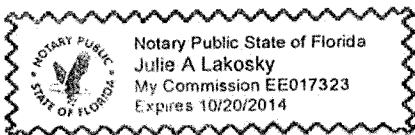
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Scott Kravenski & Deanne McLaughlin to me known to be Administrator and Secretary of the Administrator and who are personally known to me and who executed the instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28TH day of Oct, 2013.

SEAL:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA





BEFORE THE SPECIAL MAGISTRATE
IN AND FOR THE CITY OF PEMBROKE PINES
BROWARD COUNTY, FLORIDA
ENFORCEMENT ORDER

ORDER OF LIEN

The City of Pembroke Pines

vs.

JORDANA HOLLANDER / DEBORAH HOLLANDER

Case No: 20070022

Location: 16198 SW 6 ST PEMBROKE PINES, FL 33027

On 1/28/2021, the Special Magistrate found you in violation of City Code Sec: 150.95 PROPERTY MAINTENANCE CODE; and;

At that time, you were given until 2/26/2021 to comply and a fine of \$150.00 per day should you fail to comply by that date. In addition, the Special Magistrate assessed \$150.00 in Administrative Costs.

At the Special Magistrate hearing on 5/27/2021 the Code Compliance Officer testified under oath that the required corrective action had not been taken by the compliance date. It is hereby ordered that a fine of \$150.00 per day be imposed against the property more particularly described below, and the Administrative Costs have not been paid.

PARCEL ID: 514020051780

STREET ADDRESS: 16198 SW 6 ST, PEMBROKE PINES, FL 33027 #PMC. C # 20070022

LEGAL DESCRIPTION HEFTLER HOMES AT PEMBROKE SHORES 159-9 B LOT 10 BLK 6

IT IS THE RESPONSIBILITY OF THE RESPONDENT TO ADVISE THE CODE COMPLIANCE UNIT THAT THE VIOLATION HAS BEEN CORRECTED

A certified copy of this order imposing a fine shall be recorded in the Public Records of Broward County, Florida and thereafter shall constitute a lien against the following property upon which violation exists, and upon any other real or personal property owned by the Respondent.

LEGAL DESCRIPTION: HEFTLER HOMES AT PEMBROKE SHORES 159-9 B LOT 10 BLK 6

FOLIO: 514020051780

SITE ADDRESS: 16198 SW 6 ST, PEMBROKE PINES, FL 33027 #PMC. C # 20070022

Dated at Pembroke Pines, Broward County, Florida on 5/27/2021

ATTEST:

SPECIAL MAGISTRATE CLERK

BY:

SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 07th day of May, 2021, by

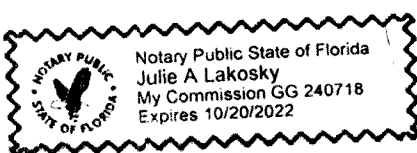
Alexia Gertz as Special Magistrate for the City of Pembroke Pines, and by

Tracy Calvino as Special Magistrate Clerk for the City of Pembroke Pines.

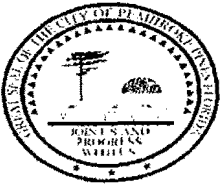
Notary Public

CERTIFICATION OF THE CITY CLERK

✓ Personally Known OR
Produced Identification
Type of Identification Produced



I HEREBY CERTIFY that the above
foregoing is a true and correct copy of
as recorded in the Office of the City Clerk.
Witness my hand and official seal this
18th day of January A.D. 2022
CITY OF PEMBROKE PINES
By: Marlene D. Graham City Clerk
MARLENE D. GRAHAM



City of Pembroke Pines
Police Department, Code Compliance Division
18400 Johnson Street, Pembroke Pines, FL 33029
954-431-4466

ORDER FINDING VIOLATION

Case #: 20070022

IN THE MATTER OF:

JORDANA HOLLANDER / DEBORAH HOLLANDER

16198 SW 6 ST PEMBROKE PINES, FL 33027

Respondent(s),

RE: VIOLATION OF SECTION(S) 150.95 PROPERTY MAINTENANCE CODE of the Code Ordinances of Pembroke Pines, Florida.

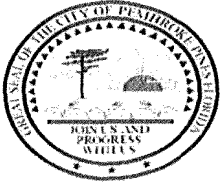
DESCRIPTION SITE OF VIOLATION:

SITE ADDRESS: 16198 SW 6 ST, PEMBROKE PINES, FL 33027 #PMC. C #
20070022
Tax Parcel ID No. : 514020051780
Legal Description: HEFTLER HOMES AT PEMBROKE SHORES 159-9 B LOT 10 BLK 6

THE SPECIAL MAGISTRATE HAS HEARD TESTIMONY AND EXAMINED EVIDENCE A HEARING HELD ON 01/28/2021 AND BASED ON THE EVIDENCE, THE SPECIAL MAGISTRATE HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

- 1). Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing, in accordance with Chapter 162, Florida Statutes. The following parties were present at the meeting: George, T.
- 2). On the initial inspection of 7/6/2020 the code officer determined the following code violation(s) relating to the property: Remove old tarp left over the roof. Dispose old tire left out on front yard. Store trash container behind the fence. Pressure clean sidewalk and driveway. Trim tree branches overhanging low over sidewalk and over the street. Cut, Clean and maintain entire yard and swale areas.
Specifically: REMOVE OLD TARP LEFT OVER THE ROOF, DISPOSE OF OLD TIRE LEFT OUT ON THE FRONT YARD, STORE TRASH CONTAINER(S) BEHIND THE FENCE, PRESSURE CLEAN THE SIDEWALK & DRIVEWAY, TRIM THE TREE BRANCHES HANGING LOW OVER THE SIDEWALK & OVER THE STREET- NEED TO CUT, CLEAN & MAINTAIN THE ENTIRE YARD & SWALE AREAS OR THE CITY WILL ABATE THE VIOLATION(S) & EFFECT THE COST TO DO SO TO THE PROPERTY OWNER(S).
- 3). The above described is a violation of the following Section(s) of the Code of Ordinances of Pembroke Pines, Florida:
CODE CHAPTER/SECTION: 150.95 PROPERTY MAINTENANCE CODE
- 4). To achieve compliance regarding the violation of:
Remove old tarp left over the roof. Dispose old tire left out on front yard. Store trash container behind the fence. Pressure clean sidewalk and driveway.
Trim tree branches overhanging low over sidewalk and over the street. Cut, Clean and maintain entire yard and swale areas.



City of Pembroke Pines
Police Department, Code Compliance Division
18400 Johnson Street, Pembroke Pines, FL 33029
954-431-4466

ORDER FINDING VIOLATION

Case #: 20070022

IN THE MATTER OF:

JORDANA HOLLANDER / DEBORAH HOLLANDER

16198 SW 6 ST PEMBROKE PINES, FL 33027

Respondent(s),

ORDER (Case No. 20070022)

On 01/28/2021 a hearing was conducted and after the evidence and duly considering the same, the SPECIAL MAGISTRATE finds the defendant in violation of Code Section 150.95 PROPERTY MAINTENANCE CODE.

IT IS THEREFORE, THE JUDGEMENT AND ORDER OF THE SPECIAL MAGISTRATE THAT: The Special Magistrate based on testimony and evidence presented in Case #20070022 find the defendant(s), JORDANA HOLLANDER / DEBORAH HOLLANDER, in violation of City Ordinance and after consideration of the gravity of the violation the actions taken by Respondent, and any previous violation by the Respondent, that the Special Magistrate issue an order ordering the correction of such violation by 02/26/2021 and imposing a fine of \$150.00 for each day the violation continues past the date set for compliance. THERE IS ALSO AN IMPOSITION OF A \$150.00 ADMINISTRATIVE FEE IN ADDITION TO THE DAILY FINE (THIS FEE IS NOT APPLICABLE TO SIGNED STIPULATION AGREEMENTS)*

IT SHALL BE THE DEFENDANT(S) RESPONSIBILITY TO CONTACT THE CODE COMPLIANCE DIVISION WITHIN 24 HOURS AFTER THE VIOLATION HAS BEEN CORRECTED. THE CODE DIVISION CAN BE CONTACTED VIA MAIL @ 18400 JOHNSON STREET, PEMBROKE PINES, FLORIDA 33029. THE DIVISION CAN BE CONTACTED VIA TELEPHONE AT (954) 431-4466.

REPEATED VIOLATIONS OF THE SAME TYPE WILL RESULT IN A FINE WITHOUT A CODE COMPLIANCE HEARING. TAKE NOTE THAT ANY FINE IMPOSED BY THIS SPECIAL MAGISTRATE AGAINST YOU CONSTITUTES A LIEN AGAINST THE REAL PROPERTY UPON WHICH THE VIOLATION EXISTS. YOUR CONTINUED NON-COMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALES OR LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE OFFICER IMMEDIATELY.

DONE AND ORDERED 01/28/2021 in an open session at the City Hall Commission Chambers, 601 CITY CENTER WAY, PEMBROKE PINES, FLORIDA 33026.

ATTEST:

Code Compliance Officer

Special Magistrate

Copy furnished to: Respondent(s)

JORDANA HOLLANDER / DEBORAH HOLLANDER 16198 SW 6 ST
PEMBROKE PINES, FL 33027

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: 09/02/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 08/30/2021

CERTIFICATE # 2017-14570

ACCOUNT # 514020051780

ALTERNATE KEY # 578194

TAX DEED APPLICATION # 47652

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 10, in Block 6, of HEFTLER HOMES AT PEMBROKE SHORES, according to the Plat thereof, as recorded in Plat Book 159, at Page 9, of the Public Records of Broward County, Florida.

**The legal description on the current deeds and Property Appraiser's records do not match completely. The Property Appraiser indicates: "159-9 B", whereas the current deeds show: "Plat Book 159, Page 9". However both legal descriptions appear to describe the same property.

PROPERTY ADDRESS: 16198 SW 6 STREET, PEMBROKE PINES FL 33027-1065

OWNER OF RECORD ON CURRENT TAX ROLL:

JORDANA HOLLANDER

DEBORAH HOLLANDER

16198 SW 6 ST

PEMBROKE PINES, FL 33027 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

DEBORAH HOLLANDER AND

OR: 49195, Page: 1901

JORDANA HOLLANDER

16198 S.W. 6TH STREET

PEMBROKE PINES, FL 33027 (Per Order Determining Homestead)

(Deborah Hollander a/k/a Theres Deborah Hollander and Jordana Hollander a/k/a Jordana M. Hollander a/k/a Maureen Jordan Hollander per documents found but not included on this report.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FIG FL18 LLC

FCM AS CUSTODIAN FOR FIG FL18 LLC AND SECURED PARTY

PO BOX 54418

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

CITY OF PEMBROKE PINES
10100 PINES BOULEVARD
PEMBROKE PINES, FL 33026
(Per Supplemental Orders)

OR: 46561, Page: 1755
OR: 50407, Page: 1395
OR: 50407, Page: 1401

U.S. DEPARTMENT OF JUSTICE
C/O MAUREEN DONLAN
ASSISTANT U.S. ATTORNEY
99 NE 4TH STREET, SUITE 300
MIAMI, FL 33132 (Per Notice of Lien)

OR: 50657, Page: 976

PEMBROKE SHORES COMMUNITY
ASSOCIATION, INC.
C/O KW PROPERTY MANAGEMENT AND CONSULTING
8200 NW 33RD STREET, SUITE 300
MIAMI, FL 33122 (Per Lien)

Instrument: 113919289

PEMBROKE SHORES COMMUNITY ASSOCIATION, INC.
C/O EDWARD F. HOLODAK, P.A.
7580 NW 5TH STREET 15125
PLANTATION, FL 33317 (Per Sunbiz. Declaration recorded in 23508-320.)

EDWARD F. HOLODAK, P.A., REGISTERED AGENT
O/B/O PEMBROKE SHORES COMMUNITY ASSOCIATION, INC.
3326 NE 33RD STREET
FORT LAUDERDALE, FL 33308 (Per Sunbiz)

CITY OF PEMBROKE PINES
UTILITIES OFFICE
P.O. BOX 269005
PEMBROKE PINES, FL 33026 (Per Lien)

Instrument: 114691921

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5140 20 05 1780

CURRENT ASSESSED VALUE: \$271,780

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: 28988, Page: 1287

Letters of Administration

OR: 30407, Page: 1112

(This document does not contain the subject property, however it is being included to show the death of David Hollander. No Death Certificate found in the Official Records of Broward County.)

Death Certificate

OR: 46816, Page: 485

Notice of Federal Tax Lien

OR: 47309, Page: 1331

Notice of Federal Tax Lien

OR: 49762, Page: 1286

(Liens in 47309-1331 and 49762-1286 are expired, however they are being included in this report due to being referenced in the Notice of Lien recorded in 50657-976.)

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.

Kim Pickett

Title Examiner



Site Address	16198 SW 6 STREET, PEMBROKE PINES FL 33027-1065	ID #	5140 20 05 1780
Property Owner	HOLLANDER, JORDANA HOLLANDER, DEBORAH	Millage	2613
Mailing Address	16198 SW 6 ST PEMBROKE PINES FL 33027	Use	01
Abbr Legal Description	HEFTLER HOMES AT PEMBROKE SHORES 159-9 B LOT 10 BLK 6		

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
2020	\$48,920	\$347,620	\$396,540	\$271,780	
2019	\$48,920	\$337,180	\$386,100	\$265,670	\$4,671.79
2018	\$48,920	\$321,520	\$370,440	\$260,720	\$3,256.68

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$396,540	\$396,540	\$396,540	\$396,540
Portability	0	0	0	0
Assessed/SOH 00	\$271,780	\$271,780	\$271,780	\$271,780
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis 2	\$500	\$500	\$500	\$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$221,280	\$246,280	\$221,280	\$221,280

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/22/2012	ODH-T		49195 / 1901	\$7.00	6,988	SF
10/30/1998	WD	\$183,000	28988 / 1287			
8/28/1997	SW*	\$495,400	26937 / 345			
1/28/1997	SW*	\$6,996,200	25963 / 700			
				Adj. Bldg. S.F. (Card, Sketch)		2900
				Units		1
				Eff./Act. Year Built: 2000/1999		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			B3					
R			B3					
1			.16					

98-660074 T#001
11-13-98 08:45AM

THIS INSTRUMENT PREPARED BY
LOU ADAMS VERONES
DRH Title Company of Florida, Inc.
8000 Governor's Square Blvd., Suite 105
Miami Lakes, Florida 33016

\$ 1281.00
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

RECORD AND RETURN TO
DRH Title Company of Florida, Inc.
8000 Governor's Square Blvd., Suite 105
Miami Lakes, Florida 33016

RE PARCEL ID # 1020-05-178
BUYER'S TIN

CORPORATE WARRANTY DEED

THIS INDENTURE made this 30th day of October, 1998 by CONTINENTAL HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, hereinafter called Grantor, and whose address is 8000 GOVERNOR'S SQUARE BOULEVARD SUITE 101, MIAMI LAKES, FLORIDA 33016 to DAVID HOLLANDER AND GISELE HOLLANDER, HUSBAND AND WIFE AND JORDANA HOLLANDER, A SINGLE PERSON, hereinafter called Grantee, and whose address is 16198 SW 6TH STREET, PEMBROKE PINES, Florida 33027.

(Wherever used herein the term "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)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee the following described land situate, lying and being in the County of BROWARD, State of Florida to wit

LOT 10 IN BLOCK 6 OF HEFTLER HOMES AT PEMBROKE SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 159, AT PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BK28988PG1287

SUBJECT TO taxes accruing subsequent to December 31, 1997.

SUBJECT TO covenants, restrictions and easements of record, if any, however, this reference shall not operate to reimpose same

AND the said Grantor hereby covenants that it is lawfully seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written

Signed, sealed and delivered in our presence

J. Berensner
Witness Signature

Johanna Berensner
Witness Printed Signature

Tatiana Hor
Witness Signature

Tatiana Dela Hor
Witness Printed Signature

CONTINENTAL HOMES OF FLORIDA, INC

by Candace Sharpsteen
Candace Sharpsteen, Vice-President
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 30th day of October, 1998 by Candace Sharpsteen, as Vice-President of CONTINENTAL HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, on behalf of the corporation He/She is personally known to me or has produced _____ as identification

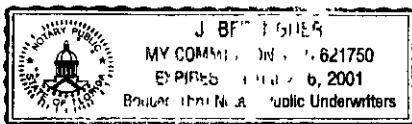
Notary Public, State and County Aforesaid

J. Berensner
Notary Signature

Johanna Berensner
Notary Printed Signature

Closing Coordinator
(Title or Rank)

(Serial No, if any)



BK28988PG1288

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



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

Detail by Entity Name

Florida Not For Profit Corporation

PEMBROKE SHORES COMMUNITY ASSOCIATION, INC.

Filing Information

Document Number	N95000000046
FEI/EIN Number	65-0620913
Date Filed	01/04/1995
State	FL
Status	ACTIVE

Principal Address

C/O EDWARD F. HOLODAK, P.A.
3326 NE 33rd Street
Fort Lauderdale, FL 33308

Changed: 03/15/2021

Mailing Address

C/O EDWARD F. HOLODAK, P.A.
7580 NW 5th Street
15125
Plantation, FL 33317

Changed: 03/15/2021

Registered Agent Name & Address

EDWARD F. HOLODAK, P.A.
3326 NE 33rd Street
Fort Lauderdale, FL 33308

Name Changed: 11/12/2020

Address Changed: 03/15/2021

Officer/Director Detail

Name & Address

Title Director

Diaz, Alberto

C/O FirstService Residential
2950 N 28th Terrace
Hollywood, FL 33020

Title President

Lopez, Alan
c/o FirstService Residential
2950 North 28 Terrace
Hollywood, FL 33020

Title Treasurer

Velazquez, Orlando
c/o FirstService Residential
2950 North 28 Terrace
Hollywood, FL 33020

Title Secretary

Cadavieco, Kristina
c/o FirstService Residential
2950 North 28 Terrace
Hollywood, FL 33020

Annual Reports

Report Year	Filed Date
2020	05/11/2020
2021	03/15/2021
2021	05/18/2021

Document Images

05/18/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/15/2021 -- ANNUAL REPORT	View image in PDF format
11/12/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/11/2020 -- ANNUAL REPORT	View image in PDF format
07/25/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
06/12/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
01/21/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
01/15/2019 -- ANNUAL REPORT	View image in PDF format
08/10/2018 -- Reg. Agent Change	View image in PDF format
05/24/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
03/14/2018 -- ANNUAL REPORT	View image in PDF format
02/17/2017 -- ANNUAL REPORT	View image in PDF format
01/31/2017 -- Reg. Agent Change	View image in PDF format
01/18/2016 -- ANNUAL REPORT	View image in PDF format
01/20/2015 -- ANNUAL REPORT	View image in PDF format

09/19/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
01/20/2014 -- ANNUAL REPORT	View image in PDF format
11/04/2013 -- Reg. Agent Change	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
02/23/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
09/24/2008 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
03/16/2007 -- ANNUAL REPORT	View image in PDF format
04/10/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
02/25/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
04/03/2001 -- ANNUAL REPORT	View image in PDF format
03/27/2000 -- ANNUAL REPORT	View image in PDF format
04/26/1999 -- ANNUAL REPORT	View image in PDF format
03/03/1998 -- ANNUAL REPORT	View image in PDF format
05/20/1997 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- ANNUAL REPORT	View image in PDF format
01/04/1995 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

**IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA**

PROBATE DIVISION

IN RE: ESTATE OF

GISELE HOLLANDER

File No. PRC090003966

Division 61J

Deceased.

PROBATE
12 OCT 22 AM 10:27
FILED
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FL

**ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(testate - devised, heirs, no spouse or minor child - exempt from claims)**

On the petition of DEBORAH HOLLANDER for an order determining homestead status of real property (the "Property"), all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in BROWARD County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead was devised to one or more heirs of the decedent;
4. At the time of death, the decedent owned a ½ interest in and resided on the Property

described in the petition; it is

ADJUDGED that the following described Property:

Property address: 16198 SW 6th Street, Pembroke Pines, FL 33027

LOT 10 IN BLOCK 6 OF HEFTLER HOMES AT PEMBROKE SHORES,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 159,
AT PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

Parcel ID # 5140 20 05 1780,

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

Estate of Gisele Hollander, Order Determining Homestead Status of Real Property, Page 2 of 2

ADJUDGED FURTHER that, as of the decedent's date of death, the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to the following persons:

NAME	ADDRESS	RELATIONSHIP	SHARE
DEBORAH HOLLANDER	16198 S.W. 6th Street Pembroke Pines, FL 33027	Daughter	50%
JORDANA HOLLANDER	16198 S.W. 6th Street Pembroke Pines, FL 33027	Daughter	50%

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

ORDERED on October 22nd, 2012.

CIRCUIT JUDGE
CHARLES M. GREENE

c: Dan P. Heller, Esq.

STATE OF FLORIDA
BROWARD COUNTY
I DO HEREBY CERTIFY that the foregoing is a true and correct copy of the original as the same is on record and file in the office of the Clerk of the Circuit Court and County Florida, and the same is in full faith and credit.
WITNESS my hand and seal of the Court at Fort Lauderdale, Florida, this 25 day of October, 2012.

Howard C. Forman
Deputy Clerk

1c

Upon entry to a safe deposit box, an inventory of the contents must be made in the presence of a bank officer, witnessed, and filed with the court

THIS ESTATE MUST BE CLOSED WITHIN 24 MONTHS.

IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA
IN RE: ESTATE OF
DAVID HOLLANDER,

PROBATE DIVISION
File No. DD-1788
Division 44

Deceased.

INSTR # 100202831
OR BK 30407 PG 1112
RECORDED 04/11/2000 08:18 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1010

LETTERS OF ADMINISTRATION
(single personal representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, DAVID HOLLANDER

a resident of Broward County, Florida

died [REDACTED] owning assets in the State of Florida, and

WHEREAS, GISELE HOLLANDER

has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare GISELE HOLLANDER

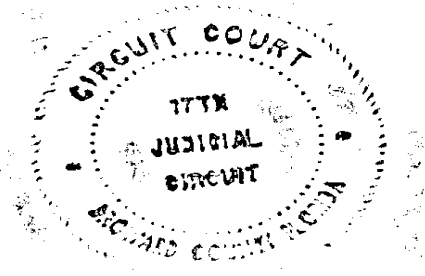
duly qualified under the laws of the State of Florida to act as personal representative of the estate of DAVID HOLLANDER

, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on April 3, 2000

[Signature]

Circuit Judge LARRY SEIDLIN



MBW

CITY CLERK'S OFFICE
CITY OF PEMBROKE PINES

17 OCT 19 PM 2:53

MAILING AND BILLING ADDRESS:
CITY OF PEMBROKE PINES UTILITIES OFFICE
P.O. BOX 269005
PEMBROKE PINES, FL 33026

ATTN: MELINDA M MAUGERI

STATE OF FLORIDA] SS:
COUNTY OF BROWARD]

Steven P Buckland, Assistant Director of Public Services for the City of Pembroke Pines, Florida, a municipal Corporation organized and existing under the laws of the State of Florida, being duly sworn, deposes and says that the City of Pembroke Pines, Florida, has furnished water and sewer services to the following property, located in the City of Pembroke Pines, Broward County, Florida and the said sum is due and owing the City of Pembroke Pines, Florida, on said property as follows:

LOT	BLOCK	SUBDIVISION	OWNER	ADDRESS	AMOUNT
10	6	PEMBROKE SHORES	JORDANA H/E or DEBORAH HOLLANDER	16198 SW 6 STREET	\$ 322.55
11	5	BLVD HTGS. SEC 12	ANGELO EST O'HARRIZ	7341 NW 1 CT	\$ 404.78
99		EMERALD LK ESTATES	ANGELA WATTS	1421 SW 104 AVE	\$ 404.78
9		CREEKSIDE TOWNGATE	MAURICE DENIS	15380 NW 6 CT	554.31


The City of Pembroke Pines, Florida claims a lien for the above amount, as provided by Chapter 36, Section 03, Ordinance 699 of the Charter of the City of Pembroke Pines, Florida.

ATTEST:



City Clerk

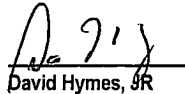
WITNESSES:



Cynthia Hersman

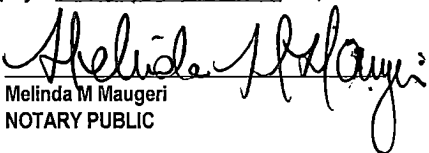


Assistant Director of Public Services or Designee

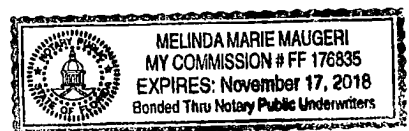


David Hymes, SR

SWORN TO AND SUBSCRIBED before me this 18th day of October A.D., 2017


Melinda M Maugeri
NOTARY PUBLIC

This Instrument prepared by:
Cynthia Hersman



Prepared by and return to:
EDWARD F. HOLODAK, ESQ.
Edward F. Holodak, P.A.
7951 SW. 6th St., Suite 210
Plantation, FL 33324

CLAIM OF LIEN

STATE OF FLORIDA :
COUNTY OF BROWARD :

BEFORE ME, the undersigned authority, personally appeared this day Edward F. Holodak, Esq., who, upon being first duly sworn, says that: he is the Agent for the lienor herein, PEMBROKE SHORES COMMUNITY ASSOCIATION, INC., a Florida corporation, not-for-profit, whose address is: c/o KW Property Management and Consulting, 8200 NW 33rd Street, Suite 300, Miami, FL 33122, and that as provided by the Section 7.1.4 of the Master Declaration for Pembroke Shores Community Association, as recorded in O.R. Book 23508, at Page 320 of the Public Records of Broward County, Florida, and Florida Statute §720.3085, the Association asserts and holds a lien on the following described real property:

LOT 10 IN BLOCK 6 OF HEFTLER HOMES AT PEMBROKE SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 159, AT PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

said property being owned by DEBORAH HOLLANDER AND JORDANA HOLLANDER, and further states that the lien is for the following amounts:

Past Due Maintenance from 8/31/12 of \$15,990.07 plus, 4th quarter 2012 @ \$345.89, 1st, 2nd, 3rd, & 4th quarters 2013 @ \$345.89, 1st, 2nd, 3rd & 4th quarters 2014 @ \$354.08, 1st, 2nd, 3rd & 4th quarter 2015 @ \$372.27, and 1st, 2nd, and 3rd quarter 2016 @ \$372.27; with \$25.00 late fees quarterly

\$22,091.73

Attorney's Fees:

\$ 1,106.63

Title Search:

\$ 225.00

Recording Fees:

\$ 58.50

Postage

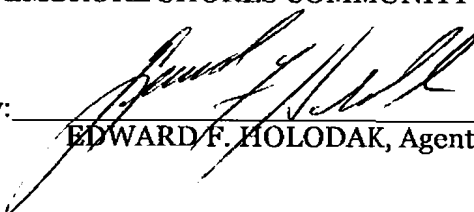
\$ 28.92

Total:

\$23,509.88

plus continuing maintenance and special assessments, late charges, administrative collection fees, interest, costs and attorneys' fees which may accrue subsequent to the date of this Claim of Lien and prior to entry of a Final Judgment of Foreclosure.

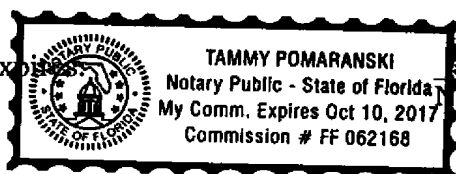
PEMBROKE SHORES COMMUNITY ASSOCIATION, INC.

By: 
EDWARD F. HOLODAK, Agent

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 8th day of August, 2016, by Edward F. Holodak, as agent for PEMBROKE SHORES COMMUNITY ASSOCIATION, INC., a Florida corporation, not-for-profit, who is personally known to me and did take an oath.

My Commission Expires




NOTARY PUBLIC



City of Pembroke Pines
10100 PINES BLVD., PEMBROKE PINES
FLORIDA 33026
954-431-4466

SUPPLEMENTAL ORDER OF LIEN

CASE #: 13060044

CITY OF PEMBROKE PINES,

Petitioner,

VS.

HOLLANDER,JORDANA H/E HOLLANDER,DEBORAH

16198 SW 6 ST PEMBROKE PINES, FL 33027

Respondent(s),

The LIEN HEARING of the City of Pembroke Pines having heard testimony at the hearing to confirm fine held on 10/24/2013 and based on the evidence, the LIEN HEARING enters the following findings of facts and order:

CERTIFIED LIEN * NON-COMPLIANCE WITH CODE

Based on testimony and evidence in Case # 13060044, I find that the Respondent has NOT complied with the 07/25/2013 Order Finding Violation and having considered the gravity of the violation, actions taken by HOLLANDER,JORDANA H/E HOLLANDER,DEBORAH to correct the violation and previous violations committed by the Respondent, the Special Magistrate hereby imposes and certifies a fine in the amount of \$2900.00 as of 08/26/2013 and a fine in the amount of \$50.00 per day for each day the violation continues to exist.

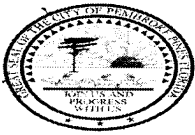
1. That said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida to-wit:

LEGAL DESC.: HEFTLER HOMES AT PEMBROKE SHORES 159-9 B LOT 10 BLK 6

FOLIO: 514020051780

SITE ADDRESS: 16198 SW 6 St PEMBROKE PINES, FL

2. That the Respondent DID NOT COMPLY with the Order Finding Violation on or before the date specified therein.
3. A fine of \$2900.00 TOTAL, has accrued to date.
4. It is the order of the LIEN HEARING that the fine shall continue to accrue at \$50.00 per diem until such time as the respondent shall comply with the Order Finding Violation.
5. It is the Order of the LIEN HEARING that the fine shall constitute a lien against the above described real property, and upon any other real or personal property owned by the Respondent. The secretary of the LIEN HEARING is directed to record a true copy of this order among the Public Records of Broward County, Florida.



City of Pembroke Pines
 10100 PINES BLVD., PEMBROKE PINES
 FLORIDA 33026
 954-431-4466

SUPPLEMENTAL ORDER OF LIEN

CASE #: 13060044

DONE AND ORDERED this 24th day of Oct, 2013.

Witness

Code Compliance Administrator

Witness

Attest: Hearing Secretary

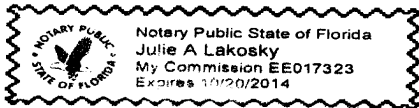
STATE OF FLORIDA
 COUNTY OF BROWARD

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Scott Bravenski & Deanne McLaughlin to me known to be Administrator and Secretary of the Administrator and who are personally known to me and who executed the instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of Oct, 2013.

SEAL:

Julie A. Lakosky
 NOTARY PUBLIC, STATE OF FLORIDA





City of Pembroke Pines
10100 PINES BLVD., PEMBROKE PINES
FLORIDA 33026
954-431-4466

SUPPLEMENTAL ORDER OF LIEN

CASE #: 13050266

CITY OF PEMBROKE PINES,
Petitioner,

VS.

JORDANA & DEBORAH HOLLANDER
16198 SW 6 ST PEMBROKE PINES, FL 33027
Respondent(s),

The LIEN HEARING of the City of Pembroke Pines having heard testimony at the hearing to confirm fine held on 10/24/2013 and based on the evidence, the LIEN HEARING enters the following findings of facts and order:

CERTIFIED LIEN * NON-COMPLIANCE WITH CODE

Based on testimony and evidence in Case # 13050266, I find that the Respondent has NOT complied with the 10/23/2013 Order Finding Violation and having considered the gravity of the violation, actions taken by JORDANA & DEBORAH HOLLANDER to correct the violation and previous violations committed by the Respondent, the Special Magistrate hereby imposes and certifies a fine in the amount of \$2900.00 as of 08/26/2013 and a fine in the amount of \$50.00 per day for each day the violation continues to exist.

1. That said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida to-wit:
LEGAL DESC.: HEFTLER HOMES AT PEMBROKE SHORES 159-9 B LOT 10 BLK 6
FOLIO: 514020051780
SITE ADDRESS: 16198 SW 6 St PEMBROKE PINES, FL
2. That the Respondent DID NOT COMPLY with the Order Finding Violation on or before the date specified therein.
3. A fine of \$2900.00 TOTAL, has accrued to date.
4. It is the order of the LIEN HEARING that the fine shall continue to accrue at \$50.00 per diem until such time as the respondent shall comply with the Order Finding Violation.
5. It is the Order of the LIEN HEARING that the fine shall constitute a lien against the above described real property, and upon any other real or personal property owned by the Respondent. The secretary of the LIEN HEARING is directed to record a true copy of this order among the Public Records of Broward County, Florida.

2



City of Pembroke Pines
10100 PINES BLVD., PEMBROKE PINES
FLORIDA 33026
954-431-4466

SUPPLEMENTAL ORDER OF LIEN

CASE #: 13050266

DONE AND ORDERED this 24TH day of Oct, 2013.

[Signature]
Witness

[Signature]
Code Compliance Administrator

[Signature]
Witness

[Signature]
Attest: Hearing Secretary

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Scott Krayewski & Eleanore McLaughlin to me known to be Administrator and Secretary of the Administrator and who are personally known to me and who executed the instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28TH day of Oct, 2013.

SEAL:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA



9
CITY OF PEMBROKE PINES

CASE #: 09-01727

CITY OF PEMBROKE PINES,
Petitioner

MAILING AND BILLING ADDRESS:

CITY OF PEMBROKE PINES
10100 PINES BOULEVARD
PEMBROKE PINES, FLORIDA 33026

VS. GISELE HOLLANDER 1/2 INT EA
16198 SW 6 STREET
JORDANA HOLLANDER
PEMBROKE PINES, FL 33027-1065
Respondent

SUPPLEMENTAL ORDER OF LIEN

The LIEN HEARING of the City of Pembroke Pines having heard testimony at the hearing to confirm fine held on 08/27/09 and based on the evidence, the LIEN HEARING enters the following findings of facts and order:

CERTIFY LIEN * NON-COMPLIANCE WITH CODE

Based on testimony and evidence in Case #09-01727, I find that the Respondent has NOT complied with the MAY 28, 2009, Order Finding Violation and having considered the gravity of the violation, actions taken by GISELE & JORDANA HOLLANDER to correct the violations committed by the Respondent, and previous violations by Respondent, the Special Magistrate hereby imposes and certifies a fine in the amount of \$5,950.00 as of AUGUST 27, 2009, and a fine in the amount of \$100.00 per day for each day the violation continues to exist. *THIS AMOUNT INCLUDES THE \$150.00 ADMINISTRATIVE FEE*

- 1). That said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida to-wit:

LOT	BLOCK	SUBDIVISION
10	6	159-9 B
FOLIO: 51-40-20-05-1780 ADDRESS: 16198 SW 6 ST, *		

- 2). That the Respondent DID NOT COMPLY with the Order Finding Violation on or before the date specified therein.
- 3). A fine of \$ 150.00 TOTAL, has accrued to date.
- 4). It is the order of the LIEN HEARING that the fine shall continue to accrue at \$ 150.00 per diem until such time as the respondent shall comply with the Order Finding Violation.
- 5). It is the Order of the LIEN HEARING that the fine shall constitute a lien against the above described real property, and upon any other real or personal property owned by the Respondent. The secretary of the LIEN HEARING is directed to record a true copy of this order among the Public Records of Broward County, Florida.

CITY OF PEMBROKE PINES

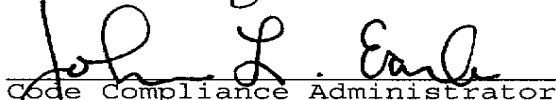
CASE #: 09-01727

MAILING AND BILLING ADDRESS:
CITY OF PEMBROKE PINES
10100 PINES BOULEVARD
PEMBROKE PINES, FLORIDA 33026

SUPPLEMENTAL ORDER OF LIEN

DONE AND ORDERED this 27th day of Aug, 2009.


Witness


Code Compliance Administrator

ATTEST:


Witness


Hearing Secretary

STATE OF FLORIDA

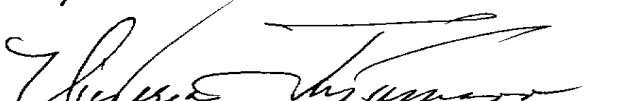
S.S.:

COUNTY OF BROWARD

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared John Earle and Julie A. Galesky, to me known to be Administrator and Secretary of the Administrator and who are personally known to me and who executed the instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of August, 2009.

SEAL:


NOTARY PUBLIC, State of Florida

PAGE 2

NOTARY PUBLIC-STATE OF FLORIDA
Victoria Justiniano
Commission # DD728480
Expires: JAN. 30, 2012
BONDED THROUGH ATLANTIC BONDING CO., INC.

Filing # 11832867 Electronically Filed 03/27/2014 02:31:38 PM

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

WELLS FARGO BANK, N.A.,

CASE NO.: CACE-11-032535 (11)

Plaintiff,

vs.

DEBORAH HOLLANDER, et al.,

Defendants.

_____/

UNITED STATES OF AMERICA'S NOTICE OF LIEN
AGAINST SURPLUS SALES PROCEEDS

Defendant, the United States of America ("the United States"), by and through its undersigned attorney, Wifredo A. Ferrer, United States Attorney for the Southern District of Florida, hereby files its Notice of Lien against Surplus Sales Proceeds states as follows:

1. The United States holds liens against the surplus sales proceeds by virtue of two (2) Federal Tax liens entered against the former owner Deborah Hollander, in the amounts of \$56,893.21 and \$65,533.00. The total balance now due is \$96,305.68 which represents the tax and accrued statutory additions through March 31, 2014. See Declaration of Amount Due attached as Composite Exhibit 1.

2. The United States' liens attach to the subject property and resulting sales proceeds and the United States is entitled to priority.

WHEREFORE, the United States of America respectfully requests that this Court enter an Order directing the Clerk of the Court to distribute to the Defendant, United States of America, from the surplus sales proceeds the sum of \$13,264.28 by check made payable to the U.S. Department of Justice, c/o Maureen Donlan, Assistant U.S. Attorney, 99 NE 4th St., Suite 300, Miami, FL 33132 and for such other and further relief as is just and proper.

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished via E-mail and/or U.S. Mail, to all counsel of record or pro-se parties identified on the attached Service List this 27th day of March, 2014.

Respectfully submitted,

WIFREDO A. FERRER
UNITED STATES ATTORNEY

By: /s/ Maureen Donlan
Maureen Donlan
Assistant U.S. Attorney
99 N.E. 4th Street, Suite 300
Miami, Florida 33132
Telephone: (305) 961-9334
Fax No.: (305) 530-7139
Fla. Bar No. 298034
Email address: maureen.donlan@usdoj.gov

Service List

Victoria S. Jones, Esq.
Ronald R. Wolfe & Associates, P.L.
P.O. Box 25018
Tampa, FL 33622-5018
vjones@wolfelawfl.com

Pembroke Shores Community Association, Inc.
c/o Edward F. Holodak, Esq.
2500 Hollywood Blvd., Ste. 212
Hollywood, FL 33020
Edward@holodakpa.net

Sterling Place Homeowners' Association, Inc.
c/o Steven Reed Cohen, Esq.
5599 S. University Dr., Ste. 303
Davie, FL 33328
srcohenlaw@live.com

City of Pembroke Pines
c/o Julie Fara Klahr, Esq.
Goren Cherof Doocy & Ezrol, P.A.
3099 E. Commercial Blvd., Ste. 200
Ft. Lauderdale, FL 33308
jklahr@cityatty.com

Deborah Hollander
16198 SW 6th St.
Pembroke Pines, FL 33027-1065



SMALL BUSINESS/SELF-EMPLOYED DIVISION

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
WASHINGTON, DC 20224

March 26, 2014

DECLARATION OF AMOUNT DUE

RE: Deborah Hollander
SSN: XXX-XX-██████

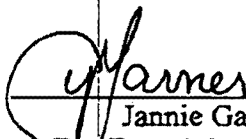
Lien Serial Number -- 686095910 Book 47309, Page 1331

Our records reveal that the following balance is due with respect to the Federal Tax Lien filed against Deborah Hollander-XXX-XX-██████

Liens filed at the County Courthouse in Broward County, FL on August 05, 2010.

The original balance due for the above referenced lien(s) was \$56,893.21. The total balance now due is \$22,249.74. This represents tax and statutory additions computed through March 31, 2014.

Pursuant to Section 1746, 28 U.S.C., I declare under penalty of perjury that the foregoing is a true and accurate statement to the best of my knowledge and belief.



Jannie Garner
Tax Examining Technician
Advisory, South Atlantic Area





DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
WASHINGTON, DC 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

March 26, 2014

DECLARATION OF AMOUNT DUE

RE: Deborah Hollander
SSN: XXX-XX-XXXX


Lien Serial Number – 936109613 Book – 49762, Page 1286

Our records reveal that the following balance is due with respect to the Federal Tax Lien filed against Deborah Hollander XXX-XX-XXXX.

Liens filed at the Broward County Courthouse, Fort Lauderdale, FL on April 25, 2013.

The original balance due for the above referenced lien(s) was \$65,533.00. The total balance now due is \$74,055.94. This represents tax and statutory additions computed through March 31, 2014.

Pursuant to Section 1746, 28 U.S.C., I declare under penalty of perjury that the foregoing is a true and accurate statement to the best of my knowledge and belief.



Jannie Garner
Tax Examining Technician
Advisory, South Atlantic Area

40

Form 668 (Y)(c) (Rev. February 2004)	3351	Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
------------------------------------------------	------	--------------------------------------------------------------------------------------------







Area: WAGE & INVESTMENT AREA #2 Lien Unit Phone: (800) 829-7650	Serial Number 686095910	For Optional Use by Recording Office
-----------------------------------------------------------------------	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer **DEBORAH HOLLANDER**

Residence **16198 SW 6TH ST
PEMBROKE PNES, FL 33027-1065**

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
CIVP	03/31/2005	XXX-XX- 	10/07/2005	11/06/2015	
CIVP	03/31/2006	XXX-XX- 	12/29/2008	01/28/2019	10883.92
CIVP	06/30/2006	XXX-XX- 	12/29/2008	01/28/2019	11131.28
CIVP	09/30/2006	XXX-XX- 	12/29/2008	01/28/2019	11378.64
CIVP	12/31/2006	XXX-XX- 	12/29/2008	01/28/2019	11626.01
CIVP	03/31/2007	XXX-XX- 	07/12/2010	08/11/2020	11873.36

Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301	Total	\$	56893.21
------------------------------------------------------------------------------------	-------	----	----------

This notice was prepared and signed at BALTIMORE, MD, on this,

the 05th day of August, 2010.

Signature <u>R. A. Mitchell</u> for DEBRA K. HURST	Title ACS (800) 829-7650	13-00-0000
--------------------------------------------------------------	--------------------------------	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X



27

Form 668 (Y)(c) (Rev. February 2004)	10194 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
------------------------------------------------	-----------------------------------------------------------------------------------------------------

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 936109613	For Optional Use by Recording Office
----------------------------------------------------------------------------------	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer **DEBORAH HOLLANDER**

Residence **16198 SW 6TH ST
PEMBROKE PNEs, FL 33027-1065**

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672	06/30/2005		11/15/2010	12/15/2020	9149.40
6672	09/30/2005		11/15/2010	12/15/2020	9002.88
6672	12/31/2005		11/15/2010	12/15/2020	6311.69
6672	03/31/2007		12/29/2008	01/28/2019	11873.36
6672	06/30/2007		11/15/2010	12/15/2020	4660.18
6672	09/30/2007		11/15/2010	12/15/2020	3294.56
6672	12/31/2007		11/15/2010	12/15/2020	3294.56
6672	03/31/2008		11/15/2010	12/15/2020	3294.56
6672	06/30/2008		11/15/2010	12/15/2020	4023.31
6672	09/30/2008		11/15/2010	12/15/2020	4155.81
6672	12/31/2008		11/15/2010	12/15/2020	4155.81
6672	03/31/2009		11/15/2010	12/15/2020	1606.99
6672	12/31/2009		11/15/2010	12/15/2020	709.89

Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301	Total \$ 65533.00
------------------------------------------------------------------------------------	--------------------------

This notice was prepared and signed at BALTIMORE, MD, on this,

the 25th day of April, 2013.

Signature for S. ADAMS	Title INSOLVENCY SPEC (954) 423-7836
----------------------------------	----------------------------------------------------------

23-98-6932

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
 CAT. NO 60025X

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

DATE: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

CITY OF PEMBROKE PINES
10100 PINES BOULEVARD
PEMBROKE PINES, FL 33026

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

CITY OF PEMBROKE PINES POLICE DEPT CODE COMPLIANCE DIVISION
18400 JOHNSON ST
PEMBROKE PINES, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

PEMBROKE SHORE COMMUNITY
ASSOCIATION, INC.
C/O AKAM
18501 PINES BLVD
PEMBROKE PINES, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024
PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

PEMBROKE SHORES COMMUNITY ASSOCIATION, INC. C/O FIRST SERVICE
RESIDENTIAL
2950 N 28TH TERRACE, SUITE 208
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

*CLERGER, CHANTAL & WILCLAIR
16224 SW 6TH ST
PEMBROKE PNES, FL 33027-1064

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

*ORBEGOSO, JOSE L &
ORBEGOSO, FABIOLA A
16199 SW 7TH ST
PEMBROKE PNES, FL 33027-1071

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

*REYES, JOHANNA & FRANCISCO
16225 SW 7TH ST
PEMBROKE PINES, FL 33027-1070

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

*STABILE, VICENTE & CECILIA
16168 SW 6TH ST
PEMBROKE PINES, FL 33027-1065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

BROWARD COUNTY CLERK OF THE COURTS
201 SE 6TH ST RM 18150
FT LAUDERDALE, FL 33301-3303

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

CITY OF PEMBROKE PINES
CITY ATTORNEY'S OFFICE
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025-4459

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

CITY OF PEMBROKE PINES
UTILITIES OFFICE
PO BOX 269005
PEMBROKE PINES, FL 33026-9005

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

CITY OF PEMBROKE PINES C/O JULIE FARA KLAHN, ESQ GOREN CHEROF DOODY &
EZROL, P.A.
3099 E COMMERCIAL BLVD STE 200
FT LAUDERDALE, FL 33308-4348

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024
PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

DAN P. HELLER, ESQ
HELLER ESPENKOTTER PLLC
3250 MARY ST STE 204
MIAMI, FL 33133-5232

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

DEBORAH HOLLANDER
16198 SW 6TH ST
PEMBROKE PINES, FL 33027-1065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
WASHINGTON, DC 20224-0001

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

EDWARD F. HOLODAK, P.A., REGISTERED AGENT
O/B/O PEMBROKE SHORES COMMUNITY ASSOCIATION, INC
3326 NE 33RD STREET
FORT LAUDERDALE, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

HOLLANDER, JORDANA
16198 SW 6TH ST
PEMBROKE PINES, FL 33027-1065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

IGLESIAS LAW GROUP, P.A., REGISTERED
AGENT O/B/O PEMBROKE SHORES COMMUNITY
ASSOCIATION, INC.
15800 PINES BLVD STE 303
PEMBROKE PNES, FL 33027-1212

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

INTERNAL REVENUE SERVICE
ADVISORY UNIT-STOP 5780
7850 SW 6TH CT
PLANTATION, FL 33324-3202

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

INTERNAL REVENUE SERVICE
ATTN: MARILYN FIGUEROA TAX EXAMINER
ADVISORY UNIT
400 W BAY STREET STOP 5710
JACKSONVILLE, FL 32202

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

PEMBROKE SHORES COMMUNITY ASSOCIATION
18501 PINES BLVD., #362
PEMBROKE PINES, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

PEMBROKE SHORES COMMUNITY ASSOCIATION, INC C/O EDWARD F. HOLODAK, ESQ
2500 HOLLYWOOD BLVD STE 212
HOLLYWOOD, FL 33020-6615

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

PEMBROKE SHORES COMMUNITY ASSOCIATION, INC.
C/O EDWARD F. HOLODAK, P.A.
7580 NW 5TH STREET 15125
PLANTATION, FL 33317

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

PEMBROKE SHORES COMMUNITY ASSOCIATION, INC. C/O KW PROPERTY
MANAGEMENT AND CONSULTING
8200 NW 33RD STREET, SUITE 300
MIAMI, FL 33122

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

ROBIN R WEINER
PO BOX 559007
FORT LAUDERDALE, FL 33355

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

STERLING PLACE HOMEOWNER'S ASSOCIATION INC
5599 S UNIVERSITY DR STE 303
DAVIE, FL 33328-5323

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

THERES DEBORAH HOLLANDER
16198 SW 6TH ST
PEMBROKE PINES, FL 33027-1065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

U.S. DEPARTMENT OF JUSTICE C/O MAUREEN DONLAN ASSISTANT U.S. ATTORNEY
99 NE 4TH STREET, SUITE 300
MIAMI, FL 33132

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

VICTORIA S JONES ESQ
RONALD R WOLFE & ASSOCIATES, P.L.
PO BOX 25018
TAMPA, FL 33622-5018

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

WELLS FARGO BANK, N.A.
420 MONTGOMERY ST
SAN FRANCISCO, CA 94104-1207

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024

PROPERTY ID # 514020-05-1780 (TD # 47652)

WARNING

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

WELLS FARGO BANK, N.A.
C/O CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301-2699

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16198 SW 6 ST PEMBROKE PINES, FL 33027 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 January 31, 2024\$31,201.52

Or

* Estimated Amount due if paid by February 20, 2024\$31,512.49

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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

9589 0710 5270 0446 5966 14

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 and

City, State

TD 47652 FEBRUARY 2024 WARNING

CITY OF PEMBROKE PINES
CITY ATTORNEY'S OFFICE
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

9589 0710 5270 0446 5966 21

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

TD 47652 FEBRUARY 2024 WARNING
HOLLANDER, DEBORAH
16198 SW 6TH ST
PEMBROKE PNES, FL 33027-1065

City, State, ZIP+4®

9589 0710 5270 0446 5966 38

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 Po

\$

Sent To

Street a

City, State, ZIP+4[™]

TD 47652 FEBRUARY 2024 WARNING
HOLLANDER, JORDANA
16198 SW 6TH ST
PEMBROKE PNES, FL 33027-1065

9589 0710 5270 0446 5966 45

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

\$

Seni

Stre

City

TD 47652 FEBRUARY 2024 WARNING
PEMBROKE SHORE COMMUNITY ASSOC,
INC. C/O AKAM
18501 PINES BLVD
PEMBROKE PINES, FL 33029

9589 0710 5270 0446 5966 52

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 \$	Postmark Here
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 \$	
Postage	
\$	
Total	
\$	
Sen	
Str	
City	
TD 47652 FEBRUARY 2024 WARNING	
PEMBROKE SHORES COMMUNITY ASSOC, INC.	
C/O FIRST SERVICE RESIDENTIAL	
2950 N 28TH TER STE 208	
HOLLYWOOD, FL 33020-1301	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 0446 5966 69

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, State, ZIP+4®	

TD 47652 FEBRUARY 2024 WARNING
PEMBROKE SHORES COMMUNITY ASSOCIATION, INC.
C/O EDWARD F. HOLODAK, P.A.
7580 NW 5TH STREET 15125
PLANTATION, FL 33317

9589 0710 5270 0446 76

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 47652 FEBRUARY 2024 WARNING

\$

PEMBROKE SHORES COMMUNITY ASSOCIATION, INC

Sen.

C/O EDWARD F. HOLODAK, ESQ

Stree

2500 HOLLYWOOD BLVD STE 212

City

HOLLYWOOD, FL 33020-6615

9589 0710 5270 0446 5966 83

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 Price

\$

Sent To

Street and

City, State

TD 47652 FEBRUARY 2024 WARNING
PEMBROKE SHORES COMMUNITY ASSOCIATION, INC.
C/O KW PROPERTY MANAGEMENT AND CONSULTING
8200 NW 33RD STREET, SUITE 300
MIAMI, FL 33122

9589 0710 5270 0446 5966 90

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, State

TD 47652 FEBRUARY 2024 WARNING
EDWARD F. HOLODAK, P.A., REGISTERED AGENT
O/B/O PEMBROKE SHORES COMMUNITY ASSOCIATION, INC
3326 NE 33RD STREET
FORT LAUDERDALE, FL 33308

9589 0710 5270 0446 5967 06

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

TD 47652 FEBRUARY 2024 WARNING

\$

Sent to

Street

City, State

IGLESIAS LAW GROUP, P.A., REGISTERED
AGENT O/B/O PEMBROKE SHORES COMMUNITY
ASSOCIATION, INC.
15800 PINES BLVD STE 303
PEMBROKE PINES, FL 33027-1212

9589 0710 5270 0446 5967 13

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 Postage

\$

Sent To:

Street address

City, State, ZIP+4®

TD 47652 FEBRUARY 2024 WARNING

CITY OF PEMBROKE PINES

UTILITIES OFFICE

PO BOX 269005

PEMBROKE PINES, FL 33026-9005

9589 0710 5270 0446 5967 20

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 Pos

\$

Sent To

Street an

City, State, ZIP+4[®]

TD 47652 FEBRUARY 2024 WARNING
CITY OF PEMBROKE PINES POLICE DEPT
CODE COMPLIANCE DIVISION
18400 JOHNSON ST
PEMBROKE PNES, FL 33029-3699

9589 0710 5270 0446 5967 37

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ _____	Postmark Here
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 \$ _____	
Postage \$ _____	
Total Postage \$ _____	
Sent To	TD 47652 FEBRUARY 2024 WARNING
Street and	CITY OF PEMBROKE PINES C/O JULIE FARA KLAHN,
City, State,	ESQ GOREN CHEROF DOODY & EZROL, P.A.
	3099 E COMMERCIAL BLVD STE 200
	FT LAUDERDALE, FL 33308-4348
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 0446 5967 44

U.S. Postal Service	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
<div>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 \$</div>	<div>Postmark Here</div>
<div>Postage \$ Total Pos \$ Sent To Street and City, State</div>	
<div>TD 47652 FEBRUARY 2024 WARNING CITY OF PEMBROKE PINES 10100 PINES BLVD PEMBROKE PNES, FL 33026-6037</div>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 0446 5967 51

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 Post

\$

Sent To

Street and

City, State,

TD 47652 FEBRUARY 2024 WARNING
STERLING PLACE HOMEOWNERS' ASSOCIATION, INC
C/O STEVEN REED COHEN, ESQ
5599 S UNIVERSITY DR STE 303
DAVIE, FL 33328-5323

9589 0710 5270 0446 5967 68

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 and Apt.

City, State, ZIP

TD 47652 FEBRUARY 2024 WARNING
INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION, FL 33324

9589 0710 5270 0446 5967 75

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 Po

\$

Sent To

Street an

City, State

TD 47652 FEBRUARY 2024 WARNING
INTERNAL REVENUE SERVICE
ATTN: MARILYN FIGUEROA TAX EXAMINER
ADVISORY UNIT
400 W BAY STREET STOP 5710
JACKSONVILLE, FL 32202

9589 0710 0446 5967 82

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 \$ _____

Postage

\$

Total Postage

\$

Sent To

Street and Apt

City, State, Zip

Postmark
Here

TD 47652 FEBRUARY 2024 WARNING

U.S. DEPARTMENT OF JUSTICE C/O MAUREEN
DONLAN ASSISTANT U.S. ATTORNEY
99 NE 4TH STREET, SUITE 300
MIAMI, FL 33132

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0446 5967 99

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 Post

\$

Sent To

Street and

City, State,

TD 47652 FEBRUARY 2024 WARNING

OFFICE OF THE US TRUSTEE

51 SW 1ST AVE STE 1204

MIAMI, FL 33130-1614

9589 0710 5270 0446 5968 05

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

TD 47652 FEBRUARY 2024 WARNING

ROBIN R WEINER

PO BOX 559007

FORT LAUDERDALE, FL 33355

Sent To

Street and

City, State,

9589 0710 5270 0446 5968 12

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 Post

\$

Sent To

Street and

City, State,

TD 47652 FEBRUARY 2024 WARNING
DAN P. HELLER, ESQ
HELLER ESPENKOTTER PLLC
3250 MARY ST STE 204
MIAMI, FL 33133-5232

9589 0710 5270 0446 5968 29

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 Post

\$

Sent To

TD 47652 FEBRUARY 2024 WARNING

Street and

VICTORIA S JONES ESQ

City, State

RONALD R WOLFE & ASSOCIATES, P.L.

PO BOX 25018

TAMPA, FL 33622-5018

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9569 0710 5270 0446 5965 96

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 Post

TD 47652 FEBRUARY 2024 WARNING
WELLS FARGO BANK, N.A.
420 MONTGOMERY ST
SAN FRANCISCO, CA 94104-1207

Sent To

Street and

City, State, ZIP

9589 0710 0270 0446 5968 43

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 Post

\$

Sent To

Street and

City, State,

TD 47652 FEBRUARY 2024 WARNING
WELLS FARGO BANK, N.A.
C/O CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301-2699

9589 0710 5270 0446 5968 50

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 Postage

\$

Sent To

Street and A

City, State, Z

TD 47652 FEBRUARY 2024 WARNING
BROWARD COUNTY CLERK OF THE COURTS
201 SE 6TH ST RM 18150
FT LAUDERDALE, FL 33301-3303

9569 0710 5270 0446 5968 67

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 Pos

\$

Sent To

Street and

City, State,

TD 47652 FEBRUARY 2024 WARNING
DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
WASHINGTON, DC 20224-0001

9589 0710 5270 0446 5968 74

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 Postage

\$

Sent To

Street and

City, State

TD 47652 FEBRUARY 2024 WARNING
PEMBROKE SHORES COMMUNITY
ASSOCIATION
18501 PINES BLVD., #362
PEMBROKE PINES, FL 33029

9589 0710 5270 0446 5968 81

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 Po:

\$

Sent To

Street an

City, Stai

TD 47652 FEBRUARY 2024 WARNING

***STABILE, VICENTE & CECILIA**

16168 SW 6TH ST

PEMBROKE PNES, FL 33027-1065

9569 0710 5270 0446 5968 98

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 P&c

\$

Sent To

Street or

City, State

TD 47652 FEBRUARY 2024 WARNING
***CLERGER, CHANTAL & WILCLAIR**
16224 SW 6TH ST
PEMBROKE PINES, FL 33027-1064

9569 0710 5270 0446 5969 04

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 P&C

\$

Sent To

Street and

City, State

TD 47652 FEBRUARY 2024 WARNING

*ORBEGOSO, JOSE L &

ORBEGOSO, FABIOLA A

16199 SW 7TH ST

PEMBROKE PINES, FL 33027-1071

9589 0710 5270 0446 5969 11

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 Price

\$

Sent To

Street and

City, State

TD 47652 FEBRUARY 2024 WARNING
***REYES, JOHANNA & FRANCISCO**
16225 SW 7TH ST
PEMBROKE PINES, FL 33027-1070

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

9589 0710 5270 0446 5969 28

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 Post

\$

Sent To

Street and

City, State,

TD 47652 FEBRUARY 2024 WARNING
THERES DEBORAH HOLLANDER
16198 SW 6TH ST
PEMBROKE PINES, FL 33027-1065

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 47652 FEBRUARY 2024 WARNING**

*ORBEGOSO, JOSE L &
ORBEGOSO, FABIOLA A
16199 SW 7TH ST
PEMBROKE PINES, FL 33027-1071



9590 9402 8252 3094 3069 61

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5969 04

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**

- ☐ Agent
☐ Addressee

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

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

3. Service Type

- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <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 | |

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 47652 FEBRUARY 2024 WARNING
 INTERNAL REVENUE SERVICE
 ATTN: MARILYN FIGUEROA TAX EXAMINER
 ADVISORY UNIT
 400 W BAY STREET STOP 5710
 JACKSONVILLE, FL 32202



9590 9402 8252 3094 3067 01

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5967 75

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x B. McCullough ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

B. McCullough 1/5/24

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

☐ Mail Restricted Delivery

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 47652 FEBRUARY 2024 WARNING
ROBIN R WEINER
PO BOX 559007
FORT LAUDERDALE, FL 33355



9590 9402 8252 3094 3066 71

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5968 05

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

1/8/21

D. Is delivery address different from item 1?
If YES, enter delivery address below:

- ☒ Yes
☐ 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 Confirmation¹ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

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 47652 FEBRUARY 2024 WARNING**

CITY OF PEMBROKE PINES
CITY ATTORNEY'S OFFICE
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025



9590 9402 8252 3094 3068 62

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5966 14

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X *SM*

☒ Agent

☐ Addressee

B. Received by (Printed Name)

MAILROOM

C. Date of Delivery

1/8/24

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47652 FEBRUARY 2024 WARNING
PEMBROKE SHORES COMMUNITY ASSOCIATION, INC.
C/O KW PROPERTY MANAGEMENT AND CONSULTING
8200 NW 33RD STREET, SUITE 300
MIAMI, FL 33122



9590 9402 8252 3094 3067 94

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5966 83

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

(0)

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 47652 FEBRUARY 2024 WARNING
CITY OF PEMBROKE PINES C/O JULIE FARA KLAHN,
ESQ GOREN CHEROF DOODY & EZROL, P.A.
3099 E COMMERCIAL BLVD STE 200
FT LAUDERDALE, FL 33308-4348



9590 9402 8252 3094 3067 49

2. (Transfer from service label)

9589 0710 5270 0446 5967 37

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 | |

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 47652 FEBRUARY 2024 WARNING
PEMBROKE SHORES COMMUNITY
ASSOCIATION
18501 PINES BLVD., #362
PEMBROKE PINES, FL 33029



9590 9402 8252 3094 3066 02

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5968 74

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent

B. Received by (Printed Name)

D. Is delivery address different from item
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 | |

Restricted Delivery

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 47652 FEBRUARY 2024 WARNING
***STABILE, VICENTE & CECILIA**
16168 SW 6TH ST
PEMBROKE PNES, FL 33027-1065



9590 9402 8252 3094 3069 47

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5968 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name)

Vicente Stabile

C. Date of Delivery


1/8/24

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"/> Delivery Restricted Delivery | |

☐ Mail Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ 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. 		A. Signature X <div style="text-align: right;"> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee </div>	
1. Article Addressed to: <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <p>TD 47652 FEBRUARY 2024 WARNING DAN P. HELLER, ESQ HELLER ESPENKOTTER PLLC 3250 MARY ST STE 204 MIAMI, FL 33133-5232</p> </div>		B. Received by (Printed Name)	C. Date of Delivery
<div style="text-align: center;">  9590 9402 8252 3094 3066 64 </div>		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from sender label) 9589 0710 5270 0446 5968 12		3. Service Type <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery </div> <div> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation® <input type="checkbox"/> Signature Confirmation Restricted Delivery </div> </div>	
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 47652 FEBRUARY 2024 WARNING
CITY OF PEMBROKE PINES POLICE DEPT
CODE COMPLIANCE DIVISION
18400 JOHNSON ST
PEMBROKE PNES, FL 33029-3699



9590 9402 8252 3094 3067 56

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5967 20

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent☐ Addressee

B. Received by (Printed Name)

Angela Gooden

C. Date of Delivery

1/2/24

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

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 | |

☐ 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 47652 FEBRUARY 2024 WARNING
BROWARD COUNTY CLERK OF THE COURTS
 201 SE 6TH ST RM 18150
 FT LAUDERDALE, FL 33301-3303



9590 9402 8252 3094 3066 26

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5968 50

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *J. Battie*

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date

1/8/20

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

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

Mail Restricted Delivery (0)

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 47652 FEBRUARY 2024 WARNING
CITY OF PEMBROKE PINES
UTILITIES OFFICE
PO BOX 269005
PEMBROKE PINES, FL 33026-9005



9590 9402 8252 3094 3067 63

Article Number (Transfer from service label)

9589 0710 5270 0446 5967 13

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

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

ALDITH BENT

FEB 23

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

Mail

Restricted Delivery

D)

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 47652 FEBRUARY 2024 WARNING

IGLESIAS LAW GROUP, P.A., REGISTERED
AGENT; O/B/O PEMBROKE SHORES COMMUNITY
ASSOCIATION, INC.

15800 PINES BLVD STE 303
PEMBROKE PNE, FL 33027-1212



9590 9402 8252 3094 3067 70

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5967 06

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ AddresseeB. Received by (*Printed Name*)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

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

Mail Restricted Delivery

(0)

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 47652 FEBRUARY 2024 WARNING
WELLS FARGO BANK, N.A.
420 MONTGOMERY ST
SAN FRANCISCO, CA 94104-1207



9590 9402 8252 3094 3066 40

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5968 36

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

Aung Aung
Aung Aung☐ 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

ail
 ail 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 47652 FEBRUARY 2024 WARNING

INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION, FL 33324



9590 9402 8252 3094 3067 18

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5967 68

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
JAN 11 2024
SOUTH ATLANTIC AREA BRP
PLANTATION, FLORIDA
RECEIVED

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

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 47652 FEBRUARY 2024 WARNING
OFFICE OF THE US TRUSTEE
51 SW 1ST AVE STE 1204
MIAMI, FL 33130-1614



9589 0710 5270 0446 5967 99

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5967 99

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Conautins*☐ Agent☐ Addressee

B. Received by (Printed Name)

X *Walter*

C. Date of Delivery

X *1/8/24*

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Registered Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47652 FEBRUARY 2024 WARNING
PEMBROKE SHORE COMMUNITY ASSOC,
INC./O AKAM
18501 PINES BLVD
PEMBROKE PINES, FL 33029



9590 9402 8252 3094 3068 31

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5966 45

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

Mail

Mail Restricted Delivery

(over \$500)