

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: 09/13/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/07/2021

CERTIFICATE # 2018-6289

ACCOUNT # 494125GJ0470

ALTERNATE KEY # 248124

TAX DEED APPLICATION # 47700

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:

Condominium Unit 314, CASTLE APARTMENTS 17 CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 5688, Page 400, of the Public Records of Broward County, Florida together with an undivided interest in the common elements appurtenant thereto.

PROPERTY ADDRESS: 2061 NW 47 TERRACE #314, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

TRISHA NICHOLS,
TRISHA NICHOLS REV LIV TR
2061 NW 47 TER APT 314
LAUDERHILL, FL 33313-4162 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

TRISHA NICHOLAS, AS TRUSTEE OF THE TRISHA OR: 40129, Page: 1335
NICHOLS REVOCABLE LIVING TRUST U/A/D 7/7/05
2061 NW 47TH TERRACE, #314
FORT LAUDERDALE, FL 33313 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FTL INC
8255 SW 108 STREET
MIAMI, FL 33156 (Tax Deed Applicant)

CASTLE #17 CONDOMINIUM, INC.
4800 N. STATE ROAD 7 105
LAUDERDALE LAKES, FL 33319 (Per Sunbiz. Declaration recorded in 5688-400.)

KATZMAN CHANDLER, REGISTERED AGENT
O/B/O CASTLE #17 CONDOMINIUM, INC.
6535 NOVA DRIVE SUITE 109
FORT LAUDERDALE, FL 33317 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 25 GJ 0470

CURRENT ASSESSED VALUE: \$20,170

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: 21455, Page: 129

Warranty Deed

OR: 21455, Page: 130

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



Site Address	2061 NW 47 TERRACE #314, LAUDERHILL FL 33313	ID #	4941 25 GJ 0470
Property Owner	NICHOLS, TRISHA TRISHA NICHOLS REV LIV TR	Millage	1912
Mailing Address	2061 NW 47 TER APT 314 LAUDERHILL FL 33313-4162	Use	04
Abbr Legal Description	CASTLE APARTMENTS #17 CONDO UNIT 314 PER CDO BK/PG: 5688/400		

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	\$4,630	\$41,710	\$46,340	\$20,170	
2019	\$3,900	\$35,100	\$39,000	\$19,720	\$488.00
2018	\$3,600	\$32,370	\$35,970	\$19,360	\$488.00

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$46,340	\$46,340	\$46,340	\$46,340
Portability	0	0	0	0
Assessed/SOH 94	\$20,170	\$20,170	\$20,170	\$20,170
Homestead 100%	\$20,170	\$20,170	\$20,170	\$20,170
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
7/7/2005	QCD	\$100	40129 / 1335
11/1/1993	WD	\$10,000	21455 / 129
1/1/1988	D	\$218	
10/1/1976	WD	\$23,000	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		928
Units/Beds/Baths		1/1/1.5
Eff./Act. Year Built: 1975/1974		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47700

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of January 2022, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	NICHOLS,TRISHA 2061 NW 47 TER APT 314 LAUDERHILL, FL 33313-4162	TRISHA NICHOLS REV LIV TR 2061 NW 47 TER APT 314 LAUDERHILL, FL 33313-4162	TRISHA NICHOLAS, AS TRUSTEE OF THE TRISHA NICHOLS REVOCABLE LIVING TRUST U/A/D 7/7/05 2061 NW 47TH TERRACE, #314 FORT LAUDERDALE, FL 33313
CASTLE #17 CONDOMINIUM, INC. 4800 N. STATE ROAD 7 105 LAUDERDALE LAKES, FL 33319	CASTLE #17 CONDOMINIUM, INC. 2061 NW 47TH TERRACE LAUDERHILL, FL 33313	KATZMAN CHANDLER, REGISTERED AGENT O/B/O CASTLE #17 CONDOMINIUM, INC. 6535 NOVA DRIVE SUITE 109 FORT LAUDERDALE, FL 33317	

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of January 2022 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy Juliette M. Aikman

3

Broward County, Florida

INSTR # 117709519
Recorded 11/03/21 at 11:36 AM
Broward County Commission
1 Page(s)
#3

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47700

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: 494125-GJ-0470
Certificate Number: 6289
Date of Issuance: 05/23/2019
Certificate Holder: FTL INC
Description of Property: CASTLE APARTMENTS #17 CONDO
UNIT 314
PER CDO BK/PG: 5688/400

Name in which assessed: NICHOLS, TRISHA TRISHA NICHOLS REV LIV TR
Legal Titleholders: NICHOLS, TRISHA
TRISHA NICHOLS REV LIV TR
2061 NW 47 TER APT 314
LAUDERHILL, FL 33313-4162

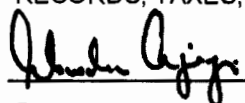
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of February, 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 November, 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: 01/13/2022, 01/20/2022, 01/27/2022 & 02/03/2022
Minimum Bid: 13162.20

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47700

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: 494125-GJ-0470

Certificate Number: 6289

Date of Issuance: 05/23/2019

Certificate Holder: FTL INC

Description of Property: CASTLE APARTMENTS #17 CONDO
UNIT 314
PER CDO BK/PG: 5688/400

A condominium, according to the declaration of condominium recorded on O R
Book 5688, Page 400, and all exhibits and amendments thereof, Public Records of
Broward County, FL.

Name in which assessed: NICHOLS,TRISHATRISHA NICHOLS REV LIV TR

Legal Titleholders: NICHOLS,TRISHA
TRISHA NICHOLS REV LIV TR
2061 NW 47 TER APT 314
LAUDERHILL, FL 33313-4162

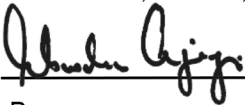
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of February, 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 10th day of November, 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: 01/13/2022, 01/20/2022, 01/27/2022 & 02/03/2022

Minimum Bid: 13486.20

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

47700
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 6289

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

01/13/2022 01/20/2022 01/27/2022 02/03/2022

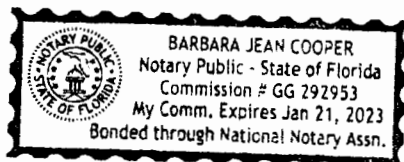
Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

Scherrie A Thomas

Sworn to and subscribed before me this
3 day of FEBRUARY, A.D. 2022

Barbara Jean Cooper

(SEAL)
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 47700**

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: 494125-GJ-0470

Certificate Number: 6289

Date of Issuance: 05/23/2019

Certificate Holder:

FTL INC

Description of Property:

CASTLE APARTMENTS #17

CONDO

UNIT 314

PER CDO BK/PG: 5688/400

A condominium, according to
the declaration of condominium
recorded on O R Book 5688,
Page 400, and all exhibits and
amendments thereof, Public
Records of Broward County, FL.

Name in which assessed:

NICHOLS, TRISHATRISHA

NICHOLS REV LIV TR

Legal Titleholders:

NICHOLS, TRISHA

TRISHA NICHOLS REV LIV TR

2061 NW 47 TER APT 314

LAUDERHILL, FL 33313-4162

All of said property being in the

County of Broward, State of Florida.

Unless such certificate shall be
redeemed according to law the property
described in such certificate will
be sold to the highest bidder on the
16th day of February, 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 10th day of November,
2021.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi

Deputy

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

Minimum Bid: 13486.20

401-314

1/13-20-27 2/3 22-06/0000572823B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22000411

Broward County, FL VS Trisha Nichols and/or Trisha Nichols Rev Liv Tr

RETURN OF SERVICE

Court Case # TD 47700

Hearing Date: 02/16/2022

Received by CCN 17549

01/06/2022 9:49 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Trisha Nichols and/or Trisha Nichols Rev Liv Tr 2061 NW 47 Terrace #314 Lauderhill FL 33313**

Served:

X

Not Served:

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

Date: 01/06/2022 Time: 4:11 PM

On Trisha Nichols and/or Trisha Nichols Rev Liv Trin 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

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.

J. Reid, #17549

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 # 494125-GJ-0470 (TD #47700)

WARNING

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

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

RECEIVED
2022 JAN -4
BROWARD COUNTY SHERIFF'S DEPT

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, 2022\$2,660.17

Or

* Amount due if paid by February 15, 2022\$2,690.96

*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 16, 2022 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

**NICHOLS,TRISHA AND/OR
TRISHA NICHOLS REV LIV TR
2061 NW 47 TER #314
LAUDERHILL, FL 33313**

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

WILL CALL #36

Chicago Title Insurance Agency, Inc.
3067 East Commercial Boulevard
Fort Lauderdale, Florida 33308

Return To: (Enclose self-addressed stamped envelope)

Name: 17691

Address:

THIS INSTRUMENT PREPARED BY: Denise P. Carroll
CHICAGO TITLE INSURANCE AGENCY
Address: 3067 East Commercial Blvd.
Fort Lauderdale, Florida 33308

Property Appraisers Parcel I.D. (Folio) Numbers:

9125-GJ-047

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

-----SPACE ABOVE THIS LINE FOR PROCESSING DATA-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

93-547394 T#001
12-02-93 09:59AM

WARRANTY DEED
Individual to Individual

\$ 70.00
DOCU. STAMPS-DEED

RECU. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

THIS WARRANTY DEED Made the 30th day of November A.D. 1993 by BARBARA DAHLMAN, a married woman whose postoffice address is 47 WARREN ROAD, WEST ORANGE, NEW JERSEY 07052 hereinafter called the grantor,

to TRISHA N. NICHOLS

whose postoffice address is 2061 NORTHWEST 47TH TERRACE, #314, LAUDERHILL, FLORIDA 33313 hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in BROWARD County, Florida, viz:

Apartment Unit 314 in CASTLE APARTMENTS #17, a Condominium, Broward County, Florida, according to the Declaration of Condominium, including all of its exhibits, recorded in Official Records Book 5688, Page 400, of the Public Records of Broward County, Florida.

SUBJECT TO terms, provisions, conditions, easements as contained in said Declaration of Condominium and restrictions, reservations, covenants, limitations and dedications of record; and taxes for the year 1994 and subsequent years.

Grantor, BARBARA DAHLMAN, herein states that the above described property is not her homestead property.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1993.

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

Signed, sealed and delivered in the presence of:

Signature

PRINTED: Barbara Dahlman

Signature

PRINTED: Maureen O'Rourke

Signature

BARBARA DAHLMAN

Signature

STATE OF NEW JERSEY

COUNTY OF Essex

The foregoing instrument was acknowledged before me this 30th day of November A.D. 1993 by BARBARA DAHLMAN, a married woman who is personally known to me or who has produced identification and who did take an oath. as

MY COMMISSION EXPIRES:

SEAL

Notary Public

ERIK L. PARSONS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 20, 1997

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

BK21455PG0129



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

Detail by Entity Name

Florida Not For Profit Corporation
CASTLE #17 CONDOMINIUM, INC.

Filing Information

Document Number	729318
FEI/EIN Number	59-1576473
Date Filed	04/11/1974
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/19/1999

Principal Address

2061 NW 47th Terrace
Lauderhill, FL 33313

Changed: 04/29/2021

Mailing Address

4800 N. State Road 7
105
Lauderdale Lakes, FL 33319

Changed: 06/17/2020

Registered Agent Name & Address

KATZMAN CHANDLER
6535 NOVA DRIVE
SUITE 109
FORT LAUDERDALE, FL 33317

Name Changed: 08/19/2019

Address Changed: 07/08/2021

Officer/Director Detail

Name & Address

Title VP

LACHANCE, RONALD

4800 N. State Road 7
105
Lauderdale Lales, FL 33319

Title P

GREEN, JASPER
4800 N. State Road 7
Lauderdale Lakes, FL 33319

Title Treasurer

Castanon, Eliezer
4800 N. State Road 7
105
Lauderdale Lakes, FL 33319

Annual Reports

Report Year	Filed Date
2020	06/17/2020
2021	04/29/2021
2021	09/11/2021

Document Images

09/11/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
06/17/2020 -- ANNUAL REPORT	View image in PDF format
08/19/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
06/06/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
03/13/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/13/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
03/05/2014 -- ANNUAL REPORT	View image in PDF format
02/26/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
04/01/2011 -- ANNUAL REPORT	View image in PDF format
04/20/2010 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- ANNUAL REPORT	View image in PDF format
04/04/2008 -- ANNUAL REPORT	View image in PDF format
03/22/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
03/21/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
02/06/2004 -- Reg. Agent Resignation	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
08/15/2002 -- ANNUAL REPORT	View image in PDF format

[06/17/2002 -- Reg. Agent Change](#)

[View image in PDF format](#)

[01/19/2001 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/11/2000 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[11/19/1999 -- REINSTATEMENT](#)

[View image in PDF format](#)

[09/10/1998 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/11/1997 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/21/1996 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/08/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)

WILL CALL *P36*

Chicago Title Insurance Co., Inc.

3067 East Commercial Boulevard

Fort Lauderdale, Florida 33308

Return To: (Enclose self-addressed stamped envelope)

Name: *17691*

Address:

THIS INSTRUMENT PREPARED BY: Denise P. Carroll

CHICAGO TITLE INSURANCE AGENCY

Address:

3067 East Commercial Blvd.

Fort Lauderdale, Florida 33308

Property Appraisers Parcel I.D. (Polio) Numbers:

9125-GJ-047

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

QUIT-CLAIM DEED

93-547395 T#002

12-02-93 09:59AM

\$ 0.70

DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS QUIT-CLAIM DEED, Executed this 30th day of November , A.D. 1993

by FLORENCE FELDMAN, an unmarried widow and surviving spouse of SAMUEL M. FELDMAN, first party, Deceased

to TRISHA N. NICHOLS

whose post office address is 2061 NORTHWEST 47TH TERRACE, #314, LAUDERHILL, FLORIDA 33313 second party:

(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 assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD, State of Florida, to-wit:

Apartment Unit 314 in CASTLE APARTMENTS #17, a Condominium, Broward County, Florida, according to the Declaration of Condominium, including all of its exhibits, recorded in Official Records Book 5688, Page 400, of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

[Signature]
Grantor Signature

Printed Name: *[Signature]*

FLORENCE FELDMAN

* Sellers P.O. Address: 47 WARREN ROAD, WEST ORANGE, NEW JERSEY 07052

[Signature]
Witness Signature

Grantor Signature

Printed Name: *[Signature]*

Sellers P.O. Address: *24 Dodd St. Nutley, N.J. 07110*

Witness Signature

Grantor Signature

Printed Name:

Sellers P.O. Address:

Witness Signature

Grantor Signature

Printed Name:

Sellers P.O. Address:

STATE OF NEW JERSEY COUNTY OF Essex

The foregoing instrument was acknowledged before me this 30th day of November A.D. 1993 by FLORENCE FELDMAN, an unmarried widow and surviving spouse of SAMUEL M. FELDMAN, Deceased who is personally known to me or who has produced identification and who did take an oath.

MY COMMISSION EXPIRES:

SEAL

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

Notary Public, PARSONS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 20, 1997

BR21455PG0130

PREPARED BY:

→ JOHN A. WATSON, ESQUIRE,
WATSON & ASSOCIATES, P. A.
P. O. Box 11066
Fort Lauderdale, Florida 33339

THIS QUIT-CLAIM DEED, executed this 7th day of July, 2005, by TRISHA NICHOLS, a single woman, whose post office address is 2061 N.W. 47th Terrace, #314, Fort Lauderdale, Florida 33313, first party, to TRISHA NICHOLS, AS TRUSTEE OF THE TRISHA NICHOLS REVOCABLE LIVING TRUST U/A/D 7/7/05, whose post office address is 2061 N.W. 47th Terrace, #314, Fort Lauderdale, Florida 33313, second party,

(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 assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Condominium Unit 314, CASTLE APARTMENTS 17 CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 5688, Page 400, of the Public Records of Broward County, Florida together with an undivided interest in the common elements appurtenant thereto.

Property folio number: 19125-GJ-04700

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

Full power and authority is granted by this Deed to the Trustee, their successors and assigns either to protect, conserve, and to sell, or to lease, or to encumber or otherwise to manage and dispose of the real property conveyed by this Deed.

In no case shall any party dealing with the Trustee, their successors and assigns, in relation to the real estate be obliged: (a) to see to the application of any funds paid or advanced on the premises; (b) to see that the terms of the trust agreement have been complied with; (c) to inquire into the necessity or expediency of any act of the Trustee; or (d) to inquire into the terms of the trust agreement.

Every deed or other instrument executed by the Trustee, their successors and assigns, in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under such instrument that; (a) at the time of its delivery the trust agreement was in full force and effect; (b) the instrument was executed in accordance with the terms, conditions and limitations contained in the trust agreement and is binding upon all beneficiaries under the trust agreement; (c) the Trustee was duly authorized and empowered to execute and deliver every such instrument; and (d) if the instrument is executed by any successor Trustee, the successor Trustee has been appointed properly and vested with all the title, estate, rights, powers, duties and obligations of the predecessor or predecessors in trust.

(2)

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

Signed, sealed and delivered
in the presence of:

Lynn Greenberg
LYNN GREENBERG (Print Name)

John A. Watson
John A. Watson (Print Name)

Trisha Nichols (Seal)
TRISHA NICHOLS

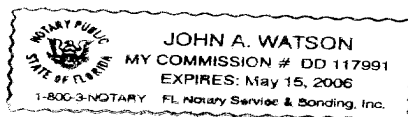
STATE OF FLORIDA]
COUNTY OF BROWARD]

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared TRISHA NICHOLS known to be the person named in the foregoing instrument who is personally known to me or who has produced _____ as identification and who did take an oath and acknowledged before me that she executed the same for the purposes therein expressed.

7th IN WITNESS WHEREOF, I hereunto set my hand and official seal in the county and state last aforesaid, this
day of July, 2005.

(SEAL)

John A. Watson
NOTARY PUBLIC
My Commission Expires:



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

DATE: January 3rd, 2022
PROPERTY ID # 494125-GJ-0470 (TD # 47700)

WARNING

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

NICHOLS, TRISHA
2061 NW 47 TER APT 314
LAUDERHILL, FL 33313-4162

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2061 NW 47 TERRACE #314, LAUDERHILL, FL 33313 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, 2022\$2,660.17
Or
- * Estimated Amount due if paid by February 15, 2022\$2,690.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 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 3rd, 2022
PROPERTY ID # 494125-GJ-0470 (TD # 47700)

WARNING

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

TRISHA NICHOLS REV LIV TR
2061 NW 47 TER #314
LAUDERHILL, FL 33313

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DATE: January 3rd, 2022

PROPERTY ID # 494125-GJ-0470 (TD # 47700)

WARNING

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TRISHA NICHOLAS, AS TRUSTEE OF THE TRISHA NICHOLS REVOCABLE LIVING TRUST
U/A/D 7/7/05

2061 NW 47TH TERRACE, #314
FORT LAUDERDALE, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2061 NW 47 TERRACE #314, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: January 3rd, 2022
PROPERTY ID # 494125-GJ-0470 (TD # 47700)

WARNING

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

CASTLE #17 CONDOMINIUM, INC.
4800 N. STATE ROAD 7 105
LAUDERDALE LAKES, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2061 NW 47 TERRACE #314, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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DATE: January 3rd, 2022
PROPERTY ID # 494125-GJ-0470 (TD # 47700)

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KATZMAN CHANDLER, REGISTERED AGENT O/B/O CASTLE #17 CONDOMINIUM, INC.
6535 NOVA DRIVE SUITE 109
FORT LAUDERDALE, FL 33317

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2061 NW 47 TERRACE #314, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: January 3rd, 2022
PROPERTY ID # 494125-GJ-0470 (TD # 47700)

WARNING

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2061 NW 47TH TERRACE
LAUDERHILL, FL 33313

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

DATE: January 3rd, 2022
PROPERTY ID # 494125-GJ-0470 (TD # 47700)

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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TD 47700 FEBRUARY 2022 WARNING

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CITY OF LAUDERHILL

Street and Apt. No.

5581 W OAKLAND PARK BLVD

City, State, ZIP+4

LAUDERHILL, FL 33313

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

See Reverse for Instructions

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City, State, ZIP+4	

TD 47700 FEBRUARY 2022 WARNING
NICHOLS, TRISHA
2061 NW 47 TER APT 314
LAUDERHILL, FL 33313-4162

7020 1810 0000 1434 8302

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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4

TD 47700 FEBRUARY 2022 WARNING

TRISHA NICHOLS REV LIV TR
2061 NW 47 TER APT 314
LAUDERHILL, FL 33313-4162

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

See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and \$ _____	
Sent To	TD 47700 FEBRUARY 2022 WARNING
Street and Apt. No.	TRISHA NICHOLAS, AS TRUSTEE OF THE
City, State, ZIP+4	TRISHA NICHOLS REVOCABLE LIVING TRUST U/A/D 7/7/05 2061 NW 47TH TERRACE, #314 FORT LAUDERDALE, FL 33313
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Postmark
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Postage

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Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

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CASTLE #17 CONDOMINIUM, INC.
4800 N. STATE ROAD 7 105
LAUDERDALE LAKES, FL 33319

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

See Reverse for Instructions

7020 1810 0000 1434 8333

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 and

\$

Sent To

Street and Apt. N

City, State, ZIP+4

TD 47700 FEBRUARY 2022 WARNING
CASTLE #17 CONDOMINIUM, INC.
2061 NW 47TH TERRACE
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7020 1810 0000 1434 8340

U.S. Postal ServiceTM
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 and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 47700 FEBRUARY 2022 WARNING

KATZMAN CHANDLER, REGISTERED AGENT
O/B/O CASTLE #17 CONDOMINIUM, INC.

6535 NOVA DRIVE SUITE 109
FORT LAUDERDALE, FL 33317

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

See Reverse for Instructions

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 47700 FEBRUARY 2022 WARNING

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



9590 9402 6898 1104 8725 45

2. 7020 1810 0000 1434 8289

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

1/6/22

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

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 47700 FEBRUARY 2022 WARNING
KATZMAN CHANDLER, REGISTERED AGENT
O/B/O CASTLE #17 CONDOMINIUM, INC.
6535 NOVA DRIVE SUITE 109
FORT LAUDERDALE, FL 33317



9590 9402 6898 1104 8726 06

7020 1810 0000 1434 8340

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

01/16/22

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"/> Insured Mail Restricted Delivery | |
| <input type="checkbox"/> Mail Restricted Delivery | |
| <input type="checkbox"/> (over \$500) | |

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

Domestic Return Receipt