

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: 01/06/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/26/2021

CERTIFICATE # 2018-11353

ACCOUNT # 504034050010

ALTERNATE KEY # 430472

TAX DEED APPLICATION # 48638

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 1 OF "SHAHIN ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PROPERTY ADDRESS: 5533 SW 136 AVENUE, SOUTHWEST RANCHES FL 33330-3034

OWNER OF RECORD ON CURRENT TAX ROLL:

SHAHIN HASSAN

5533 SW 136 AVE

SOUTHWEST RANCHES, FL 33330-3034 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

AKHTAR HUSSAIN AND SHAHIN HASSAN

OR: 32559, Page: 41

2465 NW 7TH STREET

MIAMI, FL 33125 (Per Deed)

(Akhtar Hussain was not included as an additional owner by the Property Appraiser. Unable to verify if Akhtar Hussain is deceased. No Death Certificate or Probate documents were found in the Official Records in Broward County. However, title to this property was held as husband and wife and therefore not subject to probate for Akhtar Hussain, if deceased.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

DIAMONDS AND PASSION ENTERPRISES, INC.

9709 SW MALIBU TERRACE

PALM CITY, FL 34990 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5040 34 05 0010

CURRENT ASSESSED VALUE: \$671,800

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:

None found.

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

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

Kinsey Ram

Title Examiner



Site Address	5533 SW 136 AVENUE, SOUTHWEST RANCHES FL 33330-3034	ID #	5040 34 05 0010
Property Owner	HASSAN, SHAHIN	Millage	3413
Mailing Address	5533 SW 136 AVE SOUTHWEST RANCHES FL 33330-3034	Use	01
Abbr Legal Description	SHAHIN ESTATES 168-50 B LOT 1		

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
2021	\$507,290	\$1,001,050	\$1,508,340	\$671,800	
2020	\$507,290	\$893,150	\$1,400,440	\$662,530	\$12,458.59
2019	\$507,290	\$862,540	\$1,369,830	\$647,640	\$12,493.93

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,508,340	\$1,508,340	\$1,508,340	\$1,508,340
Portability	0	0	0	0
Assessed/SOH 05	\$671,800	\$671,800	\$671,800	\$671,800
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$621,800	\$646,800	\$621,800	\$621,800

Sales History			
Date	Type	Price	Book/Page or CIN
6/15/2001	QCD		32559 / 41
6/16/1995	WD*	\$225,000	23618 / 188

Land Calculations		
Price	Factor	Type
\$4.00	126,823	SF
Adj. Bldg. S.F. (Card, Sketch)		4860
Units		1
Eff./Act. Year Built: 2005/2004		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
34	9		B					
R	1		B					
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48638

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of April 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:

TOWN OF SOUTHWEST RANCHES ANDREW D BURNS ADMIN 13400 GRIFFIN ROAD SOUTHWEST RANCHES, FL 33330	HASSAN, SHAHIN 5533 SW 136 AVE SOUTHWEST RANCHES, FL 3330-3034	AKHTAR HUSSAIN 2465 NW 7TH STREET MIAMI, FL 33125	SHAHIN HASSAN 2465 NW 7TH STREET MIAMI, FL 33125
*DITZIAN, CAROLYN 5501 SW 136TH AVE SOUTHWEST RANCHES, FL 33330-3034	*SPRANKLIN, DAVID SPRANKLIN, KRISTEN KLINE 13902 CASA MOORREYE DRIVE SOUTHWEST RANCHES, FL 33330		

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

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of April 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**

Broward County, Florida

INSTR # 117912649
Recorded 02/03/22 at 10:14 AM
Broward County Commission
1 Page(s)
#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48638

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: 504034-05-0010
Certificate Number: 11353
Date of Issuance: 05/23/2019
Certificate Holder: DIAMONDS AND PASSION ENTERPRISES, INC.
Description of Property: SHAHIN ESTATES 168-50 B
LOT 1

Name in which assessed: HASSAN, SHAHIN
Legal Titleholders: HASSAN, SHAHIN
5533 SW 136 AVE
SOUTHWEST RANCHES, FL 33330-3034

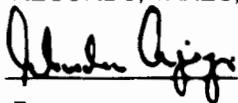
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of May, 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 February, 2022.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 04/14/2022, 04/21/2022, 04/28/2022 & 05/05/2022
Minimum Bid: 400834.69

Broward County, Florida

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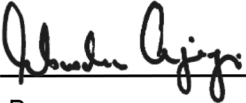
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Publish: DAILY BUSINESS REVIEW
Issues: 04/14/2022, 04/21/2022, 04/28/2022 & 05/05/2022
Minimum Bid: 401151.69

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

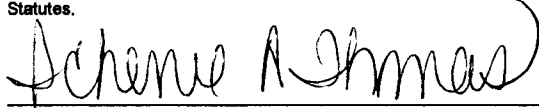
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida;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

48638
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 11353

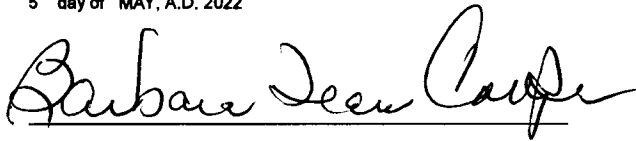
in the XXXX Court,
was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

04/14/2022 04/21/2022 04/28/2022 05/05/2022

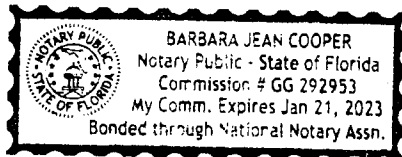
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
5 day of MAY, A.D. 2022



(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 48638**

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ENTERPRISES, INC.

Description of Property:
SHAHIN ESTATES 168-50 B
LOT 1

Name in which assessed:
HASSAN, SHAHIN

Legal Titleholders:
HASSAN, SHAHIN
5533 SW 136 AVE
SOUTHWEST RANCHES, FL
33330-3034

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

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Dated this 11th day of February, 2022.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

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

Minimum Bid: 401151.69
401-314

4/14-21-28 5/5 22-05/0000589665B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22015682

Broward County, FL VS Shahin Hassan

RETURN OF SERVICE



Court Case # TD 48638

Hearing Date:05/18/2022

Received by CCN 17284

04/06/2022 11:15 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Shahin Hassan 5533 SW 136 Avenue Southwest Ranches FL 33330**

Served:

Not Served:

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

Date: 04/12/2022 Time: 3:00 PM

On Shahin Hassan 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 front 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: *N O'Neil 17284*

D.S.

N. O'Neil, #17284

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 # 504034-05-0010 (TD #48638)

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 April 29, 2022\$51,547.84
- Or
- * Amount due if paid by May 17, 2022\$52,224.82

*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 May 18, 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

**HASSAN, SHAHIN
5533 SW 136 AVE
SOUTHWEST RANCHES, FL 33330-3034**

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

RECEIVED
2022 MAY 18 10 30 AM
BROWARD COUNTY



INSTR # 101577587
OR BK 32559 PG 0041
RECORDED 12/31/2001 12:37 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 2030

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF BROWARD

THIS QUIT CLAIM DEED, made on this **15TH** day of **JUNE, 2001**, by **SHAHIN HASSAN** (herein called the Grantor), to **AKHTAR HUSSAIN AND SHAHIN HASSAN**, husband and wife, with the right of survivorship, (herein called the Grantees), whose address is **2465 NW. 7TH STREET, MIAMI, FL. 33125**.

WITNESSETH:

THAT THE GRANTOR, for good consideration of **LOVE AND AFFECTION**, and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the Grantees forever, all right, title, interest, claim, which said Grantor has in and to the following described lot, piece of parcel of land, and improvements and appurtenances thereto, situated in Broward County, State of Florida. All of the Grantor's rights, titles, and interests, in and to the following property, to wit:

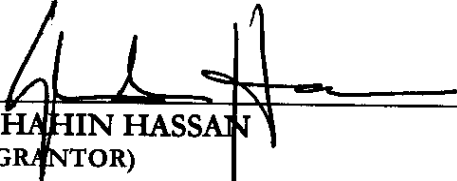
ADDRESS:
5533 SW. 136TH AVENUE
TOWN OF SOUTH WEST RANCES, FL. 33330

PROPERTY APPRAISER'S PARCEL ID. NO.:
10034-05-00100

LEGAL DESCRIPTION:
LOT 1 OF "SHAHIN ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate right, title interest, equity and claim whatsoever of the Grantor, either in law or equity, to the Grantee forever.

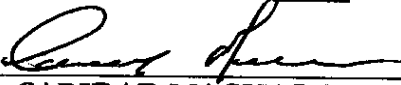
IN WITNESS WHEREOF, SHAHIN HASSAN, the said Grantor has hereunto set her hand and seal on this 15TH day of JUNE, 2001.




SHAHIN HASSAN
(GRANTOR)

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

DATED ON THIS 15TH DAY OF JUNE, 2001.



CARIDAD MACHADO
(WITNESS)
2901 SW. 15TH STREET
MIAMI, FL. 33145



RAJEEV SAXENA
(WITNESS)
1890-A, BRICKELL AVENUE
MIAMI, FL. 33129

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized to administer oaths and take acknowledgements, personally appeared, SHAHIN HASSAN, know to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that SHAHIN HASSAN executed the same that I relied upon a DRIVERS LICENSE as form of identification of the above named person:

Witness My Hand and Official Seal in The County and State Last Aforesaid This 15TH, Day of JUNE, 2001.

MILAGROS ZEPEDA

PRINTED NAME OF NOTARY



SIGNATURE OF NOTARY

MY COMMISSION EXPIRES:

AFFIANT: KNOWN PRODUCED I.D.
TYPE OF I.D. DRIVERS LICENSE



DATE: April 1st, 2022
PROPERTY ID # 504034-05-0010 (TD # 48638)

WARNING

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

HASSAN, SHAHIN
5533 SW 136 AVE
SOUTHWEST RANCHES, FL 33330-3034

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5533 SW 136 AVENUE, SOUTHWEST RANCHES, FL 33330-3034 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 April 29, 2022\$51,547.84
- Or
- * Estimated Amount due if paid by May 17, 2022\$52,224.82

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www.broward.org/recordstaxestreasury

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

DATE: April 1st, 2022
PROPERTY ID # 504034-05-0010 (TD # 48638)

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AKHTAR HUSSAIN
2465 NW 7TH STREET
MIAMI, FL 33125

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5501 SW 136TH AVE
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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 April 29, 2022\$51,547.84
- Or
- * Estimated Amount due if paid by May 17, 2022\$52,224.82

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 18, 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

DATE: April 1st, 2022
PROPERTY ID # 504034-05-0010 (TD # 48638)

WARNING

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

*SPRANKLIN, DAVID
SPRANKLIN, KRISTEN KLINE
13902 CASA MOORREYE DRIVE
SOUTHWEST RANCHES, FL 33330

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5533 SW 136 AVENUE, SOUTHWEST RANCHES, FL 33330-3034 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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DATE: April 1st, 2022
PROPERTY ID # 504034-05-0010 (TD # 48638)

WARNING

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

SHAHIN HASSAN
2465 NW 7TH STREET
MIAMI, FL 33125

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DATE: April 1st, 2022
PROPERTY ID # 504034-05-0010 (TD # 48638)

WARNING

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

TOWN OF SOUTHWEST RANCHES
ANDREW D BURNS ADMIN
13400 GRIFFIN ROAD
SOUTHWEST RANCHES, FL 33330

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5533 SW 136 AVENUE, SOUTHWEST RANCHES, FL 33330-3034 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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 and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 48638 MAY 2022 WARNING
TOWN OF SOUTHWEST RANCHES
ANDREW D BURNS ADMIN
13400 GRIFFIN ROAD
SOUTHWEST RANCHES, FL 33330

7021 2720 0000 3503 6152

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
\$ _____

TD 48638 MAY 2022 WARNING
AKHTAR HUSSAIN
2465 NW 7TH STREET
MIAMI, FL 33125

Sent To

Street and Apt. No.

City, State, ZIP+4

9219 EOSE 0000 0000 2720 0000 6176

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 and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 48638 MAY 2022 WARNING
SHAHIN HASSAN
2465 NW 7TH STREET
MIAMI, FL 33125

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

See Reverse for Instructions

7021 2720 0000 3503 6163
E979 E05E 0000 0220 T202

0619 805E 0000 0620 7021 2720 0000 0620

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. No. _____
 City, State, ZIP+4® _____

TD 48638 MAY 2022 WARNING
*DITZIAN, CAROLYN
5501 SW 136TH AVE
SOUTHWEST RANCHES, FL 33330-3034

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 and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

TD 48638 MAY 2022 WARNING

*SPRANKLIN, DAVID
SPRANKLIN, KRISTEN KLINE
13902 CASA MOORREYE DRIVE
SOUTHWEST RANCHES, FL 33330

7021 2720 0000 3503 6206

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 43638 MAY 2022 WARNING
 TOWN OF SOUTHWEST RANCHES
 ANDREW D BURNS ADMIN
 13400 GRIFFIN ROAD
 SOUTHWEST RANCHES, FL 33330



9590 9402 6992 1225 6720 67

2 7021 2720 0000 3503 6152

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Handwritten Signature]* Agent
 Addressee

B. Received by (Printed Name) *BURNS* C. Date of Delivery *4/4/22*

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"/> Delivery Restricted Delivery | |
| <input type="checkbox"/> 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 48638 MAY 2022 WARNING
 SHAHIN HASSAN
 2465 NW 7TH STREET
 MIAMI, FL 33125



9590 9402 6992 1225 6720 36

7021 2720 0000 3503 6183

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x CIA

- Agent
- Addressee

B. Received by (Printed Name)

Boys

C. Date of Delivery

4/3/22

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
- Delivery Restricted Delivery
- 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 48638 MAY 2022 WARNING
 HASSAN, SHAHIN
 5533 SW 136 AVE
 SOUTHWEST RANCHES, FL 3330-3034



9590 9402 6992 1225 6720 50

2 7021 2720 0000 3503 6169

COMPLETE THIS SECTION ON DELIVERY

A. Signature *HASSAN* Agent
 Addressee

B. Received by (Printed Name) *HASSAN* C. Date of Delivery *4-5-22*

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"/> Delivery Restricted Delivery | |
| <input type="checkbox"/> 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 48638 MAY 2022 WARNING
 AKHTAR HUSSAIN
 2465 NW 7TH STREET
 MIAMI, FL 33125



9590 9402 6992 1225 6720 43

7021 2720 0000 3503 6176

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *CH*
Box

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/3/22

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

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

TD 48638 MAY 2022 WARNING
 *SPRANKLIN, DAVID
 SPRANKLIN, KRISTEN KLINE
 13902 CASA MOORREYE DRIVE
 SOUTHWEST RANCHES, FL 33330



9590 9402 6992 1225 6720 12

2. 7021 2720 0000 3503 6206

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

SPRANKLIN

C. Date of Delivery

4/5/22

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

Restricted Delivery (over \$500)