



A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 48783

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
5040 26 00 0015	424268	NO PROPERTY ADDRESS

Legal Description

THAT PORTION OF THE EAST ONE-HALF (E 1/2) OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST LYING NORTH OF THE SOUTH NEW RIVER CANAL, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE ON A GRID BEARING OF SOUTH 01°47'01" EAST (BASED ON THE "STONER/KEITH RESURVEY NO. 11" AS RECORDED IN MISCELLANEOUS PLAT BOOK 4, PAGE 21, BROWARD COUNTY RECORDS) ALONG THE EAST BOUNDARY OF SAID SECTION 26 A DISTANCE OF 606.00 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE APPROXIMATE CENTERLINE OF AN EXISTING CANAL; THENCE SOUTH 89°52'03" WEST ALONG SAID EASTERLY PROLONGATION AND SAID APPROXIMATE CENTERLINE A DISTANCE OF 135.37 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 823, PARCEL NO.163, ORDER OF TAKING, CIVIL ACTION NO. 88-18492DF DATED SEPTEMBER 6TH, 1988; THENCE SOUTH 06°32'27" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°50'13" WEST AND ALONG THE SOUTHERLY TOP OF BANK OF SAID EXISTING CANAL A DISTANCE OF 1151.54 FEET; THENCE NORTH 89°17'03" WEST ALONG SAID TOP OF BANK A DISTANCE OF 911.46 FEET; THENCE NORTH 01°47'01" WEST 7.00 FEET; THENCE NORTH 89°52'03" EAST ALONG SAID APPROXIMATE CENTERLINE 2060.87 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2019 - 19469	\$3,580	No	No	No

Owner of Record on Current Tax Roll
BUILDING EDUCATION CORP

Billing Name & Address

%ISAMAR GUTIERREZ
2409 N OCEAN BLVD APT 427
FORT LAUDERDALE FL 33316

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:

No records found.

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

None found.

Related Documents (for Reference)

None found.

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

File Name

48783PA.pdf

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48783

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 May 2023, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

\			
BUILDING EDUCATION CORP 3036 EAST COMMERCIAL BLVD FORT LAUDERDALE, FL 33308	ROBERT L LEWIS CITY FLORIDA LAND INC 5401 COLLINS AVENUE APT. 208 MIAMI BEACH, FL 33140	ISAMAR GUTIERREZ, REGISTERED AGENT O/B/O BUILDING EDUCATION CORP. 1534 EAST LAKE DRIVE FORT LAUDERDALE, FL 33316	BUILDING EDUCATION CORP %ISAMAR GUTIERREZ 2409 N OCEAN BLVD APT 427 FORT LAUDERDALE, FL 33316
BUILDING EDUCATION CORP 2409 N. OCEAN BLVD., APT 427 FORT LAUDERDALE, FL 33316	BUILDING EDUCATION CORP 1534 EAST LAKE DRIVE FORT LAUDERDALE, FL 33316	ISAMAR GUTIERREZ 2409 N. OCEAN BLVD., APT 427 FORT LAUDERDALE, FL 33316	TOWN OF DAVIE 6691ORANGE DR DAVIE, FL 33314
*BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS 115 S ANDREWS AVE RM 501- RP FORT LAUDERDALE, FL 33301-1801	*GROVE CREEK HOA INC %MIAMI MANAGEMENT INC 1145 SAWGRASS CORPORATE PKWY SUNRISE, FL 33323		

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

SEAL

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

By _____
Deputy Misty Del Hierro

Broward County, Florida

INSTR # 118712936

Recorded 03/03/23 at 12:49 PM

Broward County Commission

1 Page(s)

#4

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48783

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: 504026-00-0015
Certificate Number: 19469
Date of Issuance: 05/23/2019
Certificate Holder: ROBERT L LEWIS CITY FLORIDA LAND INC
Description of Property: 26-50-40
COMM NE COR SEC 26,S ALG E/L SEC
606,W 135.37 TO POB,S 20,
See Additional Legal on Tax Roll

Name in which assessed: BUILDING EDUCATION CORP
Legal Titleholders: BUILDING EDUCATION CORP
%ISAMAR GUTIERREZ
2409 N OCEAN BLVD APT 427
FORT LAUDERDALE, FL 33316

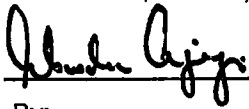
All of said property being in the County of Broward, State of Florida.

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: 2335.95

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48783

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Certificate Holder: ROBERT L LEWIS CITY FLORIDA LAND INC
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606,W 135.37 TO POB,S 20,
See Additional Legal on Tax Roll

Name in which assessed: BUILDING EDUCATION CORP
Legal Titleholders: BUILDING EDUCATION CORP
%ISAMAR GUTIERREZ
2409 N OCEAN BLVD APT 427
FORT LAUDERDALE, FL 33316

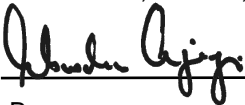
All of said property being in the County of Broward, State of Florida.

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 8th 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: 2802.95

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

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

48783
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 19469

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

05/18/2023 05/25/2023 08/01/2023 06/08/2023

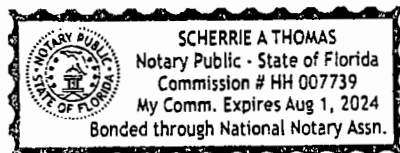
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
8 day of JUNE, A.D. 2023

Scherrie A Thomas

(SEAL)
BARBARA JEAN COOPER personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 48783**

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

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Certificate Number: 19469
Date of Issuance: 05/23/2019
Certificate Holder:
ROBERT L LEWIS CITY FLORIDA
LAND INC

Description of Property:
26-50-40
COMM NE COR SEC 26,S ALG E/L
SEC 606,W 135.37 TO POB,S 20,
See Additional Legal on Tax Roll

Name in which assessed:
BUILDING EDUCATION CORP

Legal Titleholders:
BUILDING EDUCATION CORP
%ISAMAR GUTIERREZ
2409 N OCEAN BLVD APT. 427
FORT LAUDERDALE, FL 33316

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.deedauktion.net

*Pre-registration is required to bid.
Dated this 8th day of March, 2023.

Monica Cepero
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: 2802.95

401-314

5/18-25 6/1-8 23-03/0000661311B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23016037

Broward County, FL VS Building Education Corp

RETURN OF SERVICE

Court Case # TD 48783

Hearing Date: 06/21/2023

Received by CCN 15420

05/04/2023 9:24 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Building Education Corp Private Road Davie FL 33330**

Served:

X

Not Served:

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

Date: 05/09/2023 Time: 11:35 AM

On Building Education Corp 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 Commercial: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

COMMENTS: Posted Tax Notice on a Horse Trail Sign

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: Jose Penendot
J. Penendot, #14932

D.S.**RECEIPT INFORMATION**

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	2

EXECUTION COSTS**DEMAND/LEVY INFORMATION**

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504026-00-0015 (TD #48783)

RECEIVED SHERIFF
2023 MAY -2 AM 7:09
BROWARD COUNTY, FLORIDA

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 May 31, 2023\$2,662.62

Or

* Amount due if paid by June 20, 2023\$2,689.77

*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 June 21, 2023 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

BUILDING EDUCATION CORP
PRIVATE RD
DAVIE, FL. 33330

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23016037

Broward County, FL VS Building Education Corp

RETURN OF SERVICE

Court Case # TD 48783

Hearing Date: 06/21/2023

Received by CCN 15851

05/03/2023 8:30 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Building Education Corp 2409 N Ocean Boulevard #427 Fort Lauderdale FL 33316**

Served:



Not Served:

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

Date: 05/05/2023 Time: 12:56 PM

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

INDIVIDUAL SERVICE

/

COMMENTS: Posted Tax Notice on front door.

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. Palermo, #17912

RECEIPT INFORMATION**EXECUTION COSTS****DEMAND/LEVY INFORMATION**

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	2

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504026-00-0015 (TD # 48783)

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

ORIGINAL DOCUMENT

NOTE

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PLEASE SERVE THIS ADDRESS OR LOCATION

BUILDING EDUCATION CORP
%ISAMAR GUTIERREZ
2409 N OCEAN BLVD APT 427
FORT LAUDERDALE, FL 33316

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**

RECEIVED SHERIFF
2023 MAY -2 AM 7:05
BROWARD COUNTY, FLORIDA

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: 04/11/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 03/31/2022

CERTIFICATE # 2017-19469

ACCOUNT # 504026000015

ALTERNATE KEY # 424268

TAX DEED APPLICATION # 48783

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:

THAT PORTION OF THE EAST ONE-HALF (E 1/2) OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST LYING NORTH OF THE SOUTH NEW RIVER CANAL, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE ON A GRID BEARING OF SOUTH 01°47'01" EAST (BASED ON THE "STONER/KEITH RESURVEY NO. 11" AS RECORDED IN MISCELLANEOUS PLAT BOOK 4, PAGE 21, BROWARD COUNTY RECORDS) ALONG THE EAST BOUNDARY OF SAID SECTION 26 A DISTANCE OF 606.00 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE APPROXIMATE CENTERLINE OF AN EXISTING CANAL; THENCE SOUTH 89°52'03" WEST ALONG SAID EASTERLY PROLONGATION AND SAID APPROXIMATE CENTERLINE A DISTANCE OF 135.37 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 823, PARCEL NO.163, ORDER OF TAKING, CIVIL ACTION NO. 88-18492DF DATED SEPTEMBER 6TH, 1988; THENCE SOUTH 06°32'27" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°50'13" WEST AND ALONG THE SOUTHERLY TOP OF BANK OF SAID EXISTING CANAL A DISTANCE OF 1151.54 FEET; THENCE NORTH 89°17'03" WEST ALONG SAID TOP OF BANK A DISTANCE OF 911.46 FEET; THENCE NORTH 01°47'01" WEST 7.00 FEET; THENCE NORTH 89°52'03" EAST ALONG SAID APPROXIMATE CENTERLINE 2060.87 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: PRIVATE ROAD, DAVIE FL 33330

OWNER OF RECORD ON CURRENT TAX ROLL:

BUILDING EDUCATION CORP

%ISAMAR GUTIERREZ

2409 N OCEAN BLVD APT 427

FORT LAUDERDALE, FL 33316

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BUILDING EDUCATION CORP

OR: 30318, Page: 382

3036 EAST COMMERCIAL BLVD

FORT LAUDERDALE, FL 33308 (Per Deed)

ISAMAR GUTIERREZ, REGISTERED AGENT
O/B/O BUILDING EDUCATION CORP.
1534 EAST LAKE DRIVE
FORT LAUDERDALE, FL 33316 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ROBERT L LEWIS
CITY FLORIDA LAND INC
5401 COLLINS AVENUE APT. 208
MIAMI BEACH, FL 33140 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5040 26 00 0015

CURRENT ASSESSED VALUE: \$3,580

HOMESTEAD EXEMPTION: No

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.

Suzette Servas

Title Examiner



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

Detail by Entity Name

Florida Profit Corporation
BUILDING EDUCATION CORP.

Filing Information

Document Number	P99000042772
FEI/EIN Number	65-0919071
Date Filed	05/11/1999
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/26/2014
Event Effective Date	NONE

Principal Address

1534 EAST LAKE DRIVE
FORT LAUDERDALE, FL 33316

Changed: 04/01/2008

Mailing Address

1534 EAST LAKE DRIVE
FORT LAUDERDALE, FL 33316

Changed: 04/01/2008

Registered Agent Name & Address

GUTIERREZ, ISAMAR
1534 EAST LAKE DRIVE
FORT LAUDERDALE, FL 33316

Name Changed: 07/27/2001

Address Changed: 04/01/2008

Officer/Director Detail

Name & Address

Title PTSD

GUTIERREZ, ISAMAR

1534 EAST LAKE DRIVE
FORT LAUDERDALE, FL 33316

Annual Reports

Report Year	Filed Date
2011	01/07/2011
2012	03/21/2012
2013	01/18/2013

Document Images

01/18/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
01/07/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
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07/27/2001 -- Reg. Agent Change	View image in PDF format
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01/16/2001 -- ANNUAL REPORT	View image in PDF format
03/07/2000 -- ANNUAL REPORT	View image in PDF format
05/11/1999 -- Domestic Profit	View image in PDF format



INSTR # 100132786
OR BK 30318 PG 0382
RECORDED 03/08/2000 02:46 PM
COMMISSION
BROWARD COUNTY
DOC STNP-D 0.70
DEPUTY CLERK 1033

Prepared by:
William A. Zeiher, Esq.
William A. Zeiher, P.A.
100 NE Third Avenue, Suite 280
Fort Lauderdale, Florida 33301

Folio No. 10026-00-0033

QUIT CLAIM DEED

This Quit Claim Deed, made this 6th day of March 2000, between **CULVERHOUSE INVESTMENT PROPERTIES, LTD.**, a Florida limited partnership, having its principal place of business at c/o Hugh F. Culverhouse Trust 3225 S. MacDill Ave, No. 129, Tampa, Florida 33629, hereinafter called the Grantor, and **BUILDING EDUCATION CORP.**, a Florida Corporation, whose address is 3036 East Commercial Blvd., Fort Lauderdale, Florida 33308, hereinafter called the Grantee:

WITNESSETH, that Grantor, for and in consideration of Ten (\$10.00) Dollars paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain sell, remise, release and forever Quit-Claim to the Grantee and to Grantee's successors and assigns, forever, all that certain piece or parcel of land situated in the County of Broward in the State of Florida and described as follows:

See Property Description on Exhibit "A" attached hereto.

Together with all and singular the hereditament and appurtenances thereunto belonging or in anywise appertaining thereto;

TO HAVE AND TO HOLD the above described property to the Grantee and to the Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Elizabeth C. Beffert
ELIZABETH C. BEFFERT

Print name of witness here

Sarah E. Chapman
SARAH E. CHAPMAN

Print name of witness here

CULVERHOUSE INVESTMENT PROPERTIES, LTD.

By: HFC, General Partner, Inc., a Florida corporation, General Partner.

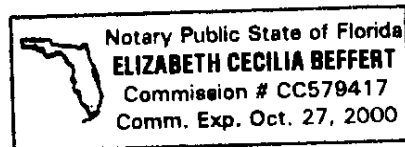
By Eugene F. Cassidy
Eugene F. Cassidy, Vice President
GRANTOR

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me this 6 day of March 2000, by **EUGENE F. CASSIDY**, Vice President of **HFC, General Partner, Inc.**, a Florida corporation, General Partner of **CULVERHOUSE INVESTMENT PROPERTIES, LTD.**, a Florida limited partnership, and that he executed this instrument on behalf of said corporation. He is personally known to me, ~~or has produced~~ identification. -25

(Notary Seal)

Elizabeth C. Beffert
 NOTARY PUBLIC
 Print Name: ELIZABETH C. BEFFERT
 Commission No. _____
 Commission expires: _____



(wp8\culver-002\bldg.education.corp.qcd)

EXHIBIT "A"**LEGAL DESCRIPTION:**

THAT PORTION OF THE EAST ONE-HALF (E 1/2) OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST LYING NORTH OF THE SOUTH NEW RIVER CANAL, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE ON A GRID BEARING OF SOUTH 01°47'01" EAST (BASED ON THE " STONER/KEITH RESURVEY NO. 11 " AS RECORDED IN MISCELLANEOUS PLAT BOOK 4, PAGE 21, BROWARD COUNTY RECORDS) ALONG THE EAST BOUNDARY OF SAID SECTION 26 A DISTANCE OF 606.00 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE APPROXIMATE CENTERLINE OF AN EXISTING CANAL; THENCE SOUTH 89° 52'03" WEST ALONG SAID EASTERLY PROLONGATION AND SAID APPROXIMATE CENTERLINE A DISTANCE OF 135.37 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 823, PARCEL NO.163, ORDER OF TAKING, CIVIL ACTION NO. 88-18492DF DATED SEPTEMBER 6TH, 1988; THENCE SOUTH 06°32'27" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°50'13" WEST AND ALONG THE SOUTHERLY TOP OF BANK OF SAID EXISTING CANAL A DISTANCE OF 1151.54 FEET; THENCE NORTH 89°17'03" WEST ALONG SAID TOP OF BANK A DISTANCE OF 911.46 FEET; THENCE NORTH 01°47'01" WEST 7.00 FEET; THENCE NORTH 89°52'03" EAST ALONG SAID APPROXIMATE CENTERLINE 2060.87 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA

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

DATE: May 1st, 2023

PROPERTY ID # 504026-00-0015 (TD # 48783)

WARNING

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

BUILDING EDUCATION CORP
3036 EAST COMMERCIAL BLVD
FORT LAUDERDALE, FL 33308

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

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

* Estimated Amount due if paid by May 31, 2023..... \$2,662.62

Or

* Estimated Amount due if paid by June 20, 2023 \$2,689.77

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 21, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

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ROBERT L LEWIS CITY FLORIDA LAND INC
5401 COLLINS AVENUE APT. 208
MIAMI BEACH, FL 33140

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ISAMAR GUTIERREZ, REGISTERED AGENT O/B/O BUILDING EDUCATION CORP.
1534 EAST LAKE DRIVE
FORT LAUDERDALE, FL 33316

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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BUILDING EDUCATION CORP
%ISAMAR GUTIERREZ
2409 N OCEAN BLVD APT 427
FORT LAUDERDALE, FL 33316

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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TOWN OF DAVIE
6691 ORANGE DR
DAVIE, FL 33314

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*BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301-1801

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*GROVE CREEK HOA INC
%MIAMI MANAGEMENT INC
1145 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323

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* Estimated Amount due if paid by June 20, 2023 \$2,689.77

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 21, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

7021 0950 0000 3271 0616

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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	TD 48783 JUNE 2023 WARNING
\$ Sent	BUILDING EDUCATION CORP
Street	3036 EAST COMMERCIAL BLVD
City, State, ZIP+4®	FORT LAUDERDALE, FL 33308
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

E290 T22E 0000 0560 T202

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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	\$	

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City, State, ZIP+4[®]

TD 48783 JUNE 2023 WARNING

ROBERT L LEWIS CITY FLORIDA LAND INC

5401 COLLINS AVE APT. 208

MIAMI BEACH, FL 33140

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

See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

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| <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 | \$ | |

Postmark
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Total

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Str

City, State, ZIP+4[®]

TD 48783 JUNE 2023 WARNING
ISAMAR GUTIERREZ, REGISTERED AGENT
O/B/O BUILDING EDUCATION CORP.
1534 EAST LAKE DRIVE
FORT LAUDERDALE, FL 33316

7021 0950 0000 3271 0642

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, State, ZIP+4[™]

TD 48783 JUNE 2023 WARNING
BUILDING EDUCATION CORP
%ISAMAR GUTIERREZ
2409 N OCEAN BLVD APT 427
FORT LAUDERDALE, FL 33316

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

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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

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Total P	
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Sent To:

Street

City, State, Zip:

TD 48783 JUNE 2023 WARNING
BUILDING EDUCATION CORP
2409 N. OCEAN BLVD., APT 427
FORT LAUDERDALE, FL 33316

Postmark
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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 \$	
Post	TD 48783 JUNE 2023 WARNING
\$	BUILDING EDUCATION CORP
Total	1534 EAST LAKE DRIVE
\$	FORT LAUDERDALE, FL 33316
\$	
Sen	
Str	
City, State, ZIP+4	
PS Form 3800, April 2015 PSN 7530-02,000-9047 See Reverse for Instructions	

7021 0950 0000 3271 0678

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Certified Mail Fee	
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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	TD 48783 JUNE 2023 WARNING
\$	ISAMAR GUTIERREZ
Total	2409 N. OCEAN BLVD., APT 427
\$	FORT LAUDERDALE, FL 33316
Sender	
Street	
City, State, ZIP+4 [®]	

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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

\$

Service

Signature

City, State, ZIP+4®

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

See Reverse for Instructions

7021 0950 0000 3271 0685

TD 48783 JUNE 2023 WARNING

TOWN OF DAVIE
6691 ORANGE DR
DAVIE, FL 33314

7021 0950 0000 3271 0692

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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	TD 48783 JUNE 2023 WARNING
\$	*BROWARD COUNTY
Total P	BOARD OF COUNTY COMMISSIONERS
\$	115 S ANDREWS AVE RM 501-RP
Sent To	FORT LAUDERDALE, FL 33301-1801
Street	
City, State, ZIP+4®	TD 48783 JUNE 2023 WARNING

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, State

15 46705 JUNE 2015 WAKING
*GROVE CREEK HOA INC
%MIAMI MANAGEMENT INC
1145 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323

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 48783 JUNE 2023 WARNING
***BROWARD COUNTY**
BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301-1801

TD 48783 JUNE 2023 WARNING



9590 9402 7448 2055 8470 08

2. Article Number 7021 0950 0000 3271 0692

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

5-4-23

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery | |
| <input type="checkbox"/> Mail Restricted Delivery | |

(over \$500)

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 48783 JUNE 2023 WARNING
ROBERT L LEWIS CITY FLORIDA LAND INC
5401 COLLINS AVE APT. 208
MIAMI BEACH, FL 33140



9590 9402 7448 2055 8469 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

MR CIG RIG

C. Date of Delivery

5/18/23

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

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

Restricted Delivery
(over \$500)

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 48783 JUNE 2023 WARNING
TOWN OF DAVIE
6691 ORANGE DR
DAVIE, FL 33314



9590 9402 7448 2055 8470 15

2. Article Number

7021 0950 0000 3271 0685

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent☐ Addressee

B. Received by (Printed Name)

Armani Bonmont

C. Date of Delivery

5/4/23

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☐ Delivery Restricted Delivery☐ Mail Restricted Delivery

(over \$500)

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

Domestic Return Receipt