

# **TitleExpress<sup>®</sup>**

**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](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 04/25/2022

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 04/14/2022

**CERTIFICATE #** 2019-1246

**ACCOUNT #** 484130AC0030

**ALTERNATE KEY #** 62415

**TAX DEED APPLICATION #** 48816

**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:

Unit 1C of Phase 5 of Steeplechase at Eagle Trace Condominium, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 20181, page 73, as amended for phase in Official Records Book 22591 Page 380, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

**PROPERTY ADDRESS:** 12373 NW 10 DRIVE #C-1, CORAL SPRINGS FL 33071-7883

### OWNER OF RECORD ON CURRENT TAX ROLL:

ABBANAT FAM TR  
MARGARET ABBANAT, TRSTEE  
321 S FIG TREE LN  
PLANTATION, FL 33317-3456

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MARGARET ABBANAT, AS TRUSTEE OF THE OR: 49114, Page: 477  
ABBANAT FAMILY TRUST AGREEMENT  
DATED JANUARY 10, 1996  
12373 NW 10 DRIVE #C  
CORAL SPRINGS, FL 33071 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND LLC  
6210 PASADENA POINT BLVD S.  
GULFPORT, FL 33707 (Tax Deed Applicant)

CITY OF PLANTATION  
SPECIAL MAGISTRATE  
400 NW 73RD AVE  
PLANTATION, FL 33317 (Per Lien)

Instrument: 116076855

CITY OF PLANTATION  
CODE ENFORCEMENT OFFICE  
451 NW 70TH TERRACE  
PLANTATION, FL 33317 (Per Lien)

CYNTHIA G WHITTLE, REGISTERED AGENT  
O/B/O STEEPLECHASE AT EAGLE TRACE CONDOMINIUM ASSOCIATION, INC.  
C/O INTEGRITY PROP MGMT  
5665 CORAL RIDGE DRIVE  
CORAL SPRINGS, FL 33076 (Per Sunbiz. Declaration recorded in 20181-73.)

EAGLE TRACE COMMUNITY ASSOCIATION, INC.  
1000 EAGLE TRACE BLVD. WEST  
CORAL SPRINGS, FL 33071 (Per Sunbiz)

STEVEN A WEINBERG, REGISTERED AGENT  
O/B/O EAGLE TRACE COMMUNITY ASSOCIATION, INC.  
7805 SW 6TH CT  
PLANTATION, FL 33324 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4841 30 AC 0030

**CURRENT ASSESSED VALUE:** \$273,190

**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:**

Warranty Deed

OR: 22264, Page: 793

Trustee's Affidavit

OR: 39886, Page: 816

Warranty Deed

OR: 40826, Page: 576

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

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

**Suzette Servas**

Title Examiner



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

## 2021 Exemptions and Taxable Values by Taxing Authority

## Sales History

## Land Calculations

## Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28	N			CS		CS		
R	1			CS				
1				.4		.34		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48816

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 July 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:

MARGARET ABBANAT, AS TRUSTEE OF THE ABBANAT FAMILY TRUST AGREEMENT DATED JANUARY 10, 1996 12373 NW 10 DRIVE #C CORAL SPRINGS, FL 33071	CITY OF PLANTATION CODE ENFORCEMENT OFFICE 451 NW 70TH TERRACE PLANTATION, FL 33317	CITY OF PLANTATION SPECIAL MAGISTRATE 400 NW 73RD AVE PLANTATION, FL 33317	CYNTHIA G WHITTLE, REG AGENT O/B/O STEEPLECHASE AT EAGLE TRACE CONDO ASSOC, INC. C/O INTEGRITY PROP MGMT 5665 CORAL RIDGE DRIVE CORAL SPRINGS, FL 33076
EAGLE TRACE COMMUNITY ASSOCIATION, INC. 1000 EAGLE TRACE BLVD. WEST CORAL SPRINGS, FL 33071	STEVEN A WEINBERG, REG AGENT O/B/O EAGLE TRACE COMMUNITY ASSOC, INC. 7805 SW 6TH CT PLANTATION, FL 33324	ABBANAT FAM TR ABBANAT, MARGARET TRSTEE 12373 NW 10 DR #C-1 CORAL SPRINGS, FL 33071- 7883	ABBANAT FAM TR ABBANAT, MARGARET TRSTEE 321 S FIG TREE LN PLANTATION, FL 33317-3456
CITY OF CORAL SPRINGS 9551 WEST SAMPLE RD CORAL SPRINGS, FL 33065- 4104			

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 July 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

Monica Cepero  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, & Treasury Division  
  
By \_\_\_\_\_  
Deputy Juliette M. Aikman

# Broward County, Florida

INSTR # 118122781  
Recorded 05/04/22 at 12:35 PM  
Broward County Commission  
1 Page(s)  
#1

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 48816

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: 484130-AC-0030  
Certificate Number: 1246  
Date of Issuance: 05/26/2020  
Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC  
Description of Property: STEEPLECHASE AT EAGLE TRACE  
CONDO  
UNIT C BLDG 1  
PER AMCDO BK/PG: 22591/380

Name in which assessed: ABBANAT FAM TR ABBANAT,MARGARET TRSTEE  
Legal Titleholders: ABBANAT FAM TR  
ABBANAT,MARGARET TRSTEE  
321 S FIG TREE LN  
PLANTATION, FL 33317-3456

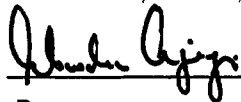
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of August, 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 2nd day of May, 2022.

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: 07/14/2022, 07/21/2022, 07/28/2022 & 08/04/2022  
Minimum Bid: 21188.23



# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Certificate Number: 1246

Date of Issuance: 05/26/2020

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Description of Property: STEEPLECHASE AT EAGLE TRACE CONDO  
UNIT C BLDG 1  
PER AMCDO BK/PG: 22591/380

Unit 1C of Phase 5 of Steeplechase at Eagle Trace Condominium, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 20181, page 73, as amended for phase in Official Records Book 22591 Page 380, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Name in which assessed: ABBANAT FAM TR ABBANAT,MARGARET TRSTEE

Legal Titleholders: ABBANAT FAM TR  
ABBANAT,MARGARET TRSTEE  
321 S FIG TREE LN  
PLANTATION, FL 33317-3456

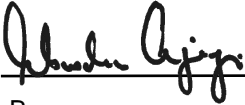
All of said property being in the County of Broward, State of Florida.

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

Dated this 16th day of May, 2022.

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: 07/14/2022, 07/21/2022, 07/28/2022 & 08/04/2022

Minimum Bid: 21566.23

## 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

48816  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 1246

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

07/14/2022 07/21/2022 07/28/2022 08/04/2022

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

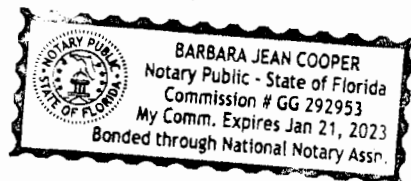
*Scherrie A Thomas*

Sworn to and subscribed before me this  
4 day of AUGUST, 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 48816**

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Certificate Number: 1246  
Date of Issuance: 05/26/2020

Certificate Holder:  
FLORIDA TAX CERTIFICATE  
FUND LLC

Description of Property:  
STEEPLECHASE AT EAGLE  
TRACE CONDO  
UNIT C BLDG 1  
PER AMCDO BK/PG: 22591/380  
Unit 1C of Phase 5 of Steeplechase  
at Eagle Trace Condominium, a  
Condominium according to the  
Declaration of Condominium  
thereof recorded in Official Records  
Book 20181, page 73, as amended  
for phase in Official Records  
Book 22591 Page 380, of the  
Public Records of Broward County,  
Florida, and all amendments  
thereto, together with its undivided  
share in the common elements.

Name in which assessed:  
ABBANAT FAM TR ABBANAT,  
MARGARET TRSTEE

Legal Titleholders:  
ABBANAT FAM TR  
ABBANAT, MARGARET TRSTEE  
321 S FIG TREE LN  
PLANTATION, FL 33317-3456

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

Unless such certificate shall be  
redeemed according to law the property  
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and shall begin closing at 11:01 AM  
EDT at:

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

Dated this 16th day of May, 2022.  
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 suc-  
cessful bidder is responsible to pay  
any outstanding taxes.

Minimum Bid: 21566.23  
401-314  
7/14-21-28 8/4 22-15/0000606876B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22026151

Broward County, FL VS Abbanat Fam Tr Margaret Abbanat Trstee

**RETURN OF SERVICE**

Court Case # TD 48816

Hearing Date:08/17/2022

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Abbanat Fam Tr Margaret Abbanat Trstee 12373 NW 10 Drive #C-1 Coral Springs FL 33071**

Served:



Not Served:

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

Date: 07/06/2022 Time: 1:58 PM

On Abbanat Fam Tr Margaret Abbanat Trstee 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:**

Weight: posted

You can now check the status of your writ by  
visting the Broward Sheriff's Office Website at  
[www.sheriff.org](http://www.sheriff.org) and clicking on the icon  
"Service Inquiry"

Gregory Tony, Sheriff  
Broward County, Florida

By:

D.S.

K. Bailey, #9911

## RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
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 # 484130-AC-0030 (TD #48816)

# 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 July 29, 2022 .....\$21,266.49

Or

\* Amount due if paid by August 16, 2022 .....\$21,566.23

\*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 August 17, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

ABBANAT FAM TR  
ABBANAT, MARGARET TRSTEE  
12373 NW 10 DR #C-1  
CORAL SPRINGS, FL 33071

**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 # 22026151

Broward County, FL VS Abbanat Fam Tr Margaret Abbanat Trstee

**RETURN OF SERVICE**

Court Case # TD 48816

Hearing Date: 08/17/2022

Received by CCN 10451

07/06/2022 9:37 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Abbanat Fam Tr Margaret Abbanat Trstee 321 S Fig Tree Lane Plantation FL 33317**

Served:

X

Not Served:

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

Date: 07/06/2022 Time: 12:23 PM

On Abbanat Fam Tr Margaret Abbanat Trstee 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

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

Gregory Tony, Sheriff  
Broward County, FloridaBy: *Kevin Bailey*

D.S.

J. Perko-McPartland, #10451

## RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
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 # 484130-AC-0030 (TD #48816)**

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ABBANAT FAM TR  
ABBANAT, MARGARET TRSTEE  
12373 NW 10 DR #C-1  
CORAL SPRINGS, FL 33071

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



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

## Detail by Entity Name

Florida Not For Profit Corporation

STEEPLECHASE AT EAGLE TRACE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N92000000676
<b>FEI/EIN Number</b>	65-0436357
<b>Date Filed</b>	12/07/1992
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	08/04/1995

### Principal Address

5665 CORAL RIDGE DRIVE  
CORAL SPRINGS, FL 33076

Changed: 02/23/2010

### Mailing Address

5665 CORAL RIDGE DRIVE  
CORAL SPRINGS, FL 33076

Changed: 02/23/2010

### Registered Agent Name & Address

WHITTLE, CYNTHIA G  
C/O INTEGRITY PROP MGMT  
5665 CORAL RIDGE DRIVE  
CORAL SPRINGS, FL 33076

Name Changed: 04/24/2000

Address Changed: 02/23/2010

### Officer/Director Detail

#### **Name & Address**

Title PD

Weitzner, Les

5665 CORAL RIDGE DRIVE  
CORAL SPRINGS, FL 33076

Title TD

Vail, Gary  
5665 CORAL RIDGE DR  
CORAL SPRINGS, FL 33076

Title Secretary

Merolla,, Nancy  
5665 CORAL RIDGE DRIVE  
CORAL SPRINGS, FL 33076

Title Director

Cowell, Janice  
5665 CORAL RIDGE DRIVE  
CORAL SPRINGS, FL 33076

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2019	02/11/2019
2020	04/30/2020
2021	02/17/2021

#### **Document Images**

<a href="#">02/17/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/05/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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## Detail by Entity Name

Florida Not For Profit Corporation  
EAGLE TRACE COMMUNITY ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	770152
<b>FEI/EIN Number</b>	59-2323707
<b>Date Filed</b>	09/08/1983
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	08/13/1999

### Principal Address

1000 EAGLE TRACE BLVD. WEST  
CORAL SPRINGS, FL 33071

Changed: 01/20/2009

### Mailing Address

1000 EAGLE TRACE BLVD. WEST  
CORAL SPRINGS, FL 33071

Changed: 01/20/2009

### Registered Agent Name & Address

WEINBERG, STEVEN A  
7805 SW 6TH CT  
PLANTATION, FL 33324

Name Changed: 05/05/1997

Address Changed: 02/27/2001

### Officer/Director Detail

#### **Name & Address**

Title President

EISENSMITH, JEFFREY  
1000 EAGLE TRACE BLVD. WEST  
CORAL SPRINGS, FL 33071

Title VP

ACKERMAN, ERIC, Dr.  
1000 EAGLE TRACE BLVD. WEST  
CORAL SPRINGS, FL 33071

Title Treasurer

BERK, MURRAY  
1000 EAGLE TRACE BLVD. WEST  
CORAL SPRINGS, FL 33071

Title Director

COHEN, RON, Dr.  
1000 EAGLE TRACE BLVD. WEST  
CORAL SPRINGS, FL 33071

Title Secretary

DE LA ROCHA, ABDELIS  
1000 EAGLE TRACE BLVD. WEST  
CORAL SPRINGS, FL 33071

Title Director

CAMACHO, LUIS  
1000 EAGLE TRACE BLVD. WEST  
CORAL SPRINGS, FL 33071

Title Director

Effron, Jerrold  
1000 EAGLE TRACE BLVD. WEST  
CORAL SPRINGS, FL 33071

**Annual Reports**

Report Year	Filed Date
2020	03/24/2020
2021	04/23/2021
2022	03/16/2022

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RECVD. BROWARD CTY  
B. JACK OSTERHOLT  
COUNTY ADMIN.

WARRANTY DEED

THIS INDENTURE made this 10th day of June, 1994  
between KENNEDY PROPERTIES, LTD., a Florida limited partnership, 600  
West Hillsboro Blvd., Suite 101, Deerfield Beach, Florida 33441,  
hereinafter called "Grantor", and ALAN LEVIN and  
SHERRY A. LEVIN, his wife  
whose post office address is 12373 NW 10th Drive, Coral Springs,  
Florida 33071, hereinafter called "Grantee".

WITNESSETH, that said Grantor, for and in consideration of the sum  
of Ten Dollars (\$10.00), and other good and valuable considerations to  
said Grantor in hand paid by said Grantee, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said Grantee, and  
Grantee's heirs and assigns forever, the following described land,  
situate, lying and being in Broward County, Florida, to-wit:

Condominium Unit 1 C, Phase 5, of STEEPLECHASE AT  
EAGLE TRACE, a Condominium according to the Declaration of  
Condominium thereof, recorded in Official Records Book 20181,  
Pages 73 through 385, inclusive, of the Public Records of  
Broward, Florida.

This conveyance is subject to the following:

1. Real estate taxes for the current year, and subsequent years.
2. Conditions, restrictions, limitations and easements of record,  
if any.
3. The Declaration of Condominium and the Exhibits attached thereto  
of STEEPLECHASE AT EAGLE TRACE, A CONDOMINIUM, and any and all  
amendments thereto.
4. The Declaration and GENERAL PROTECTIVE COVENANTS for Eagle  
Trace Community, as supplemented and amended.
5. The Declaration of Neighborhood Covenants for Parcels N and O  
Eagle Trace, as supplemented and amended.
6. Zoning and other governmental regulations.

Said Grantor does hereby fully warrant the title to said land and will  
defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context  
requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and  
seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Betty A. Bowen  
WITNESS - BETTY A. BOWEN

Tonia K. Schickler  
WITNESS TONIA K. SCHICKLER

STATE OF FLORIDA  
COUNTY OF BROWARD

KENNEDY PROPERTIES, LTD., a  
Florida limited partnership  
BY: KENNEDY CONSTRUCTION  
GROUP, INC., a Florida  
corporation, General Partner

BY: Elizabeth S. Fleming  
Elizabeth S. Fleming, President  
(SEAL)

I HEREBY CERTIFY that on this day before me, an officer duly  
qualified to take acknowledgements, personally appeared ELIZABETH S.  
FLEMING, President, of KENNEDY CONSTRUCTION GROUP, INC., a Florida  
corporation, as general partner of KENNEDY PROPERTIES, LTD., a Florida  
limited partnership, to me known to be the person described in and who  
executed the foregoing instrument and he acknowledged before me that he  
executed the same on behalf of said corporation and partnership and who  
did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal  
in said county and state the day and year first above written.

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

Betty A. Bowen  
NOTARY PUBLIC -  
COMMISSION EXPIRES

Grantee's Taxpayer I.D. [REDACTED]  
Property Control No. not assigned yet



BK22264PG0793

Record & Return W/C  
PREPARED BY: RONALD L. PLATT, ESQ.  
Independence Title of Boca Raton, Inc.  
4800 North Federal Hwy, Florida 33431

Prepared by and return to:  
**Mary M. Earnest**

**Earnest/Tighe Law Firm, P.A.**

**954-525-5644**

File Number: **2005-0233**

Will Call No.:

[Space Above This Line For Recording Data]

## **Trustee's Affidavit** **(Seller)**

**Before me**, the undersigned authority, duly authorized to take acknowledgments and administer oaths, and take acknowledgements, personally appeared the undersigned ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. The Abbanat Family Trust dated February 3, 1993 was in full force and effect during the time the Trust owned the subject property.

2. That said trust agreement provides that no Grantee, purchaser or other person dealing with the undersigned trustee shall be required to inquire as to the authority of the Trustee to act or be obliged to see that the terms of said trust agreement have been complied with or be obliged to inquire into the necessity or expediency of any act of such Trustee or be obliged or privileged to inquire into any of the terms of said trust agreement. Further the Trustees shall have complete authority and power to sell, encumber or transfer title to any of said trust property, real or personal, without the consent of the beneficiaries of the trust established by said trust agreement and the trust contains no contrary powers or restriction thereto.

4. That the aforementioned trust is active and existing and has been in effect since , has remained continuously in effect to the present day and has not been modified or amended in any way to restrict the powers of the Trustee as stated above.

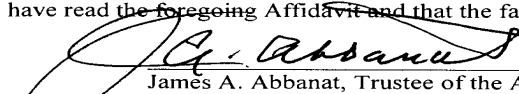
5. Affiant, as Trustee of Abbanat Family Trust, affirms that no contrary powers or restrictions appear in the aforesaid Trust Agreement, and there have been no changes, modifications or amendments to the Trust.


6. Affiant is the sole Trustee of the Trust.

7. A true and correct copy of the trust agreement or pertinent excerpts is attached hereto as Exhibit "A".

8. Affiant further states that Affiant is familiar with the nature of an oath; and with the penalties as provided by the laws of the state aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant certifies Affiant has read or heard read to Affiant the full facts of this Affidavit and understands its context.

**Under penalties of perjury**, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

  
James A. Abbanat, Trustee of the Abbanat Family Trust

  
Margaret M. Abbanat, Trustee of the Abbanat Family Trust

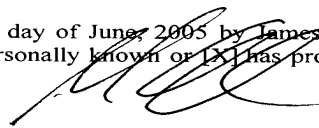
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State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 20th day of June, 2005 by James A. Abbanat, Margaret M. Abbanat as Trustee(s) of the Abbanat Family Trust, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



  
\_\_\_\_\_  
Notary Public

Printed Name: MARY M. EARNEST

My Commission Expires: 4/28/07

## **ABBANAT FAMILY TRUST AGREEMENT**

**DATED: February 3, 1993**

THIS DECLARATION OF TRUST is made and entered into this 3rd day of February, 1993, by and between ANTHONY ABBANAT and HELEN C. ABBANAT of Broward County, Florida, hereinafter called "Grantors," and JAMES A. ABBANAT, hereinafter called "Trustee."

### **WITNESSETH:**

The Grantors by and through the Guardian of their Property have this date delivered to the Trustee the property described on Schedule "A" attached hereto, and the Trustee agrees to hold, administer and distribute all of the aforesaid assets (together with all additions thereto and all reinvestments thereof) as the corpus of the Trust Estate in accordance with the terms and provisions hereinafter set forth.

### **ARTICLE I DISTRIBUTIONS DURING LIFE OF GRANTORS**

The Trustee shall hold, manage and control the property comprising the Trust Estate, collect the income therefrom, and pay or apply so much of the net income or principal to or for the use of Grantors, or the surviving Grantor, as the case may be, so much or all of the net income and/or principal of the Trust Estate for Grantors' health, support and maintenance as Trustees deems advisable; subject to the requirements of the Circuit Court with jurisdiction over the administration of the Grantors' Guardianship Estates. Any income which is not paid or applied as provided above in any year shall be added to the principal of the Trust at the end of the year, and any income not paid or applied as aforesaid prior to Grantors' death shall be added to the principal at that time.



ARTICLE II  
ADDITIONS TO TRUST

The Grantors or any other person(s) may add, at any time and from time to time, property to the corpus of the Trust Estate with the consent of the Trustee.

ARTICLE III  
RIGHTS RESERVED BY GRANTORS

Except during any period of incapacity, Grantors shall have the right, to be exercised from time to time by a writing or writings signed and acknowledged by both Grantors, in the manner required by the laws of the State of Florida for the recording of a deed of real property, to be effective when delivered, to Trustees:

A. To revoke this instrument entirely and to receive from Trustees all Trust property remaining after making payment or provisions for payment of all expenses connected with the administration of the Trust.

B. From time to time to alter or amend this instrument in any and every respect.

C. From time to time to change the identity or number, or both, of Trustees.

D. From time to time to withdraw from the operation of this Trust any part or all of the Trust property.

ARTICLE IV  
PAYMENT OF GRANTORS ESTATE DEBTS AND TAXES

Following either Grantors' death the trustee shall pay out of the trust principal, all (a) of such deceased Grantor's legally enforceable debts, including debts owed by Grantor to a trustee individually, (except such of those, if any, that may be collaterally secured by tangible or intangible personal property, insurance or mortgage on real estate), (b) the expenses of Grantor's last illness and funeral, (c) the administration expenses payable by reason of Grantor's death, and (d) the estate and inheritance taxes (including interest and penalties, if any) payable in any jurisdiction by reason of Grantor's death (including those administration expenses and taxes payable with respect to assets which do not pass under this trust). Despite the foregoing, if a personal representative

of Grantor's probate estate is appointed within six months after Grantor's death, then the trustee shall pay the preceding items only to the extent such personal representative shall certify in writing to the trustee that the value of the cash and readily marketable assets of the residuary estate, as determined by Grantor's personal representative, is insufficient to pay those items. Any of the preceding items payable by the trustee as a result of such certification may be paid by the trustee either directly to the appropriate payee or to the personal representative of Grantor's probate estate, as the trustee determines to be advisable. The preceding items shall be paid by the trustee without seeking reimbursement, recovery, or contribution from any person, except that if no personal representative of Grantor's probate estate is appointed within six months after Grantor's death, the trustee shall, to the maximum extent permitted by law, seek reimbursement for, recovery of, or contribution toward the payment of federal or state estate tax attributable to property in which Grantor has a qualifying income interest for life or over which Grantor has a power of appointment. Any generation-skipping tax resulting from a transfer occurring under this instrument shall be charged to property constituting the transfer in the manner provided by applicable law.

ARTICLE V  
DEATH OF FIRST GRANTOR

Upon the death of the first Grantor to die, all of the assets then held by the Trustees shall remain in trust, subject to the provisions of ARTICLE IV above, and the trust estate shall continue to be administered pursuant to the terms of ARTICLE I for the benefit of the surviving Grantor.

ARTICLE VI  
DISTRIBUTION OF INCOME AND PRINCIPAL AT DEATH OF GRANTORS

Upon the death of both Grantors, the rest residue and remainder of the Trust Estate (including any additions made pursuant to ARTICLE II) shall be distributed to Grantors' son JAMES A. ABBANAT. In the event JAMES A. ABBANAT shall fail to survive Grantors, the Trust Estate shall be distributed, in equal shares, to Grantors'

daughter-in-law, MARGARET MARY ABBANAT, Grantors' granddaughter, LAURA LEIBOWITZ, and Grantors' grandson, GUY ABBANAT, per stirpes.

Notwithstanding anything contained herein to the contrary, in the event that any portion of the Trust Estate shall become distributable to a beneficiary who has not attained the age of twenty-one (21) years, then such share or portion shall vest immediately in such beneficiary, but Trustees shall retain possession thereof, without bond, until such beneficiary attains the age of twenty-one (21) years, during which time the Trustees shall pay from the income of such portion, and to the extent necessary from the principal, such sums to such beneficiary, from time to time as may be necessary and advisable, in the sole and absolute discretion of the Trustees, to insure the health, maintenance, education and general welfare of such beneficiary. Upon such beneficiary obtaining the age of twenty-one (21) years, or upon the prior death of the beneficiary whichever shall occur first, the Trust for the beneficiary shall terminate and the Trustees shall distribute all of the remaining principal and income of such Trust to the beneficiary or the beneficiary's estate, as the case may be, free from trust or further limitations.

#### ARTICLE VII RESTRICTION AGAINST ALIENATION

Except for the right to disclaim, no principal or income distributable from any trust created under this instrument shall be subject to anticipation, assignment, mortgage or pledge in any manner by any beneficiary, or spouse for alimony or support, or to the interference or control of any creditor of a beneficiary, and shall not be reached by any legal equitable or other process, including bankruptcy proceedings, in satisfaction of any debt or liability of a beneficiary prior to receipt by the beneficiary.

#### ARTICLE VIII RULE AGAINST PERPETUITIES

Notwithstanding anything contained herein to the contrary, the term of a trust created by this Agreement shall not extend beyond the maximum period permitted by the Laws of the State of Florida, and whenever accumulations of income are permitted, such accumulations shall cease in accordance with such laws.

ARTICLE IX  
POWERS AND DUTIES OF TRUSTEES

Grantors hereby grant to Trustee of the Trust established hereunder, including any Successor Trustee, the continuing, absolute and discretionary power to deal with any property, real or personal, held in Grantors' Trust, as freely as Grantors might in the handling of their own affairs. Such power may be independently exercised and without the prior or subsequent approval of any court or judicial authority; subject to the provisions of Section 744.441 of Florida Statutes (1991) during the lifetime of both Grantors, and no person or purchaser dealing with the Trustees shall be required to inquire into the propriety of any of Trustees' actions. In the event there shall be more than one individual or corporation serving as the Trustees of any Trust created hereunder, such Trustees shall exercise all powers and make all elections herein granted to them by majority vote unless otherwise provided in this, Trust Agreement. Notwithstanding the foregoing, during Grantors' lifetime, either Trustee, acting independently of any other Trustee can and shall bind the Trust by his or her actions and no purchaser or other person relying in good faith on any act of any of such Trustee or Successor Trustee relating to any property held and administered by such Trustee or Successor Trustee need inquire concerning the authority of such Trustee or Successor Trustee or as to the exercise of such authority by the Trustee or Successor Trustee acting alone. Without in any way limiting the generality of the foregoing, Grantor hereby grants to the Trustee and any Successor Trustee hereunder the following specific powers and authority in addition to, and not in limitation of, power conferred by law:

- A. To compromise, settle or adjust any claim or demand by or against the Trust and to agree to any rescission or modification of any contract or agreement.
- B. To retain any security or property owned by Grantor at the time of Grantor's death, so long as such retention appears advisable, and to exchange any such security or property for other securities or properties, and to retain such items received in exchange. The Trustee shall have the full and unlimited power and discretion and shall not be limited to such investments and reinvestments as trustees are authorized by law to make. The Trustee shall have the full power and authority to make and retain any other investments or property, whether transferred herewith or later purchased,

which Trustee may deem desirable and for the best interests of the Trust. Trustee shall not be required at any time to sell any security or property transferred herewith or subsequently acquired for the sole purpose of diversification of investment.

C. To sell, exchange, assign, transfer and convey any security or property, real or personal, held in any trust fund, at public or private sale, at such time, at such price and upon such terms as the Trustee may determine.

D. To invest and reinvest in such stocks, bonds and other securities and property as the Trustee may deem advisable, including stocks and unsecured obligations, undivided interest, interest in investment trusts, common trust funds, mutual funds, leases and property which is outside of grantor's domicile, all without diversification as to kind or amount, without being restricted in any way by statute or court decision regulating or limiting investments by fiduciaries.

E. To register and carry any property in the Trustee's own name, or in the name of the Trustee's nominee, or to hold such property unregistered without thereby increasing or decreasing the Trustee's liability as fiduciary.

F. To sell or exercise any "rights" issued in any securities held in any trust fund hereunder.

G. To determine whether and to what extent receipts should be deemed income or principal, whether and to what extent expenditures (including, but not limited to Trustees' fees) should be charged against principal or income, and whatever other adjustments should be made between principal and income. Trustee shall not be required to amortize the premium or discount on any security purchased or received by Trustee.

H. To attend and represent the Trust in person or in proxy at every class or corporate meeting, meeting of stockholders, proprietors, creditors and bondholders of any companies or corporations, and at such other places and times where matters may be discussed concerning the Trust, and, at them, the rights and interests which may belong to the Trust as stockholder, bondholder or in any capacity, to present propositions, to oppose what is proposed, to approve what is discussed, and to protect against those matters and things which the Trustee may consider contrary to the best

interest of the Trust, and the Trustee may do and perform such functions in person or may issue proxies or may otherwise delegate such duties and powers to any person in the Trustee's opinion qualified to exercise such functions.

I. To consent and to participate in any plan for the liquidation, reorganization, consolidation or merger of any corporation for which any security is held.

J. To borrow money upon such terms and conditions as Trustee may determine, and to mortgage and pledge Trust assets as security for the repayment thereof.

K. To allot and distribute all or any part of the Trust, whether real or personal property, in its then actual condition or state of investment, or to make such distribution partly in property and partly in cash. For the purpose of such distribution, the opinion of the Trustee as to the value of the property distributed in kind shall be binding upon and conclusive as to all beneficiaries of the Trust and all other persons whomsoever.

L. To employ accountants, attorneys and such agents as the Trustee may deem advisable, to pay reasonable compensation for their services, and to charge same to income and principal as the Trustee may deem proper.

M. Unless inconsistent with other provisions of this, instrument, to hold two (2) or more trusts or other funds in one (1) or more consolidated funds in which the separate trust funds shall have an undivided interest.

N. To abandon, in any way, property which the Trustee determines not to be worth protecting.

O. No person purchasing from or selling to the Trustee any securities or other property shall be under any duty to inquire as to whether the purchase or sale is authorized herein, and no person having any transaction with the Trustee shall be bound to see to the application of any money or other things of value received by Trustee.

P. To distribute to any one or more beneficiaries from the principal and income thereof such sums as in the sole discretion of the Trustee shall be sufficient to insure such trust being treated under the Federal Income Tax Law as one having no "undistributed net income" for a given taxable year, as that term is defined in the Federal

Internal Revenue Code, section 665, if the Trustee in Trustee's sole and absolute discretion, shall deem such treatment desirable for any reason.

Q. If any law, now or hereafter enacted, including the Trust Accounting Law, Chapter 737, Florida Statutes, shall require the Trustee to qualify in any judicial proceedings, to file judicial accountings or to give bond for the faithful performance of the Trustees duties as such Trustee, then this constitutes a waiver of such requirements, and no such qualification, accountings or bond shall be required of the Trustee. In the event the Trustee should, nevertheless, be required to qualify as such in any judicial proceedings, then all notices thereof to any beneficiaries are specifically waived.

R. If the Trustee shall hold any interest in any residence used and occupied as such by any of the beneficiaries, the Trustee shall maintain the residence for the benefit of the beneficiary or the Trustee may sell any such residence and acquire another in lieu thereof and similarly maintain it for the benefit of the beneficiaries of the Trust.

S. If there shall pass to the Trustee any items of tangible personal property other than cash or property used or held in the trade, profession or business, or for investment or the production of income, the Trustee may do any one or more of the following, without regard to strict equality among the income beneficiaries:

1. Distribute any such property among the beneficiaries of the Trust;
2. Hold it for later use of any beneficiary;
3. Use it in maintaining any home for any beneficiary;
4. Convert it into cash and add it to the principal of the Trust Estate.

T. The Trustee may deal with, purchase assets from, or make loans to, the Grantor's estate, or to the fiduciary of any trust made by the Grantor or any member of Grantor's family or a trust or an estate in which any beneficiary under this Trust Agreement has an interest, though a Trustee hereunder is the fiduciary, upon such terms and conditions as to price and terms of payment as the Trustee and the respective personal representative or fiduciary shall agree upon, to hold the property so purchased

in trust although it may not qualify as an authorized trust investment except for this provision, and to dispose of such property as and when the Trustee shall deem advisable.

ARTICLE X  
COMPENSATION AND ACCOUNTING

A. Corporate Trustees shall be entitled to receive reasonable compensation for services rendered as Trustee hereunder, and, in addition, shall be reimbursed for all reasonable expenses incurred in the management and protection of the Trust Estate.

B. Trustee shall render each year an account of his administration of the Trust to the Circuit Court with jurisdiction over the administration of the Grantors' Guardianship Estates. After the death of both Grantors, the Trustee other than the original Trustee shall render each year an account of their administration of the Trust to the person or persons of full majority entitled or eligible to receive a share of either principal or income from the Trust. A person to whom an account is rendered as herein provided shall be deemed to have approved the same, if he or she consents to the accounting in writing, or if he or she does not communicate with the Trustee his or her objection to the accounting within ninety (90) days after it is rendered.

ARTICLE XI  
RESIGNATION OF TRUSTEES AND SUCCESSOR TRUSTEES

A. Any Trustee or Successor Trustee serving hereunder from time to time may resign by giving thirty (30) days written notice to the adult beneficiary or beneficiaries then entitled to receive the income from the Trust Estate, and to the parents or guardian of any minor beneficiary or beneficiaries of the Trust Estate then entitled to receive the income of the Trust. Such written notice shall be either delivered by hand or by registered or certified mail, return receipt requested. If any minor beneficiary shall have no parent or guardian, then the required notice shall be given to the person responsible for the care and custody of such minor.



B. In the event that JAMES A. ABBANAT, shall die, renounce, resign or become incapable of serving as Trustee of this Trust, Grantors appoint MARGARET MARY ABBANAT, as Successor Trustee. In the event that MARGARET MARY ABBANAT, shall die, renounce, resign or become incapable of serving as Trustee of this Trust, Grantors appoint LAURA LEIBOWITZ and GUY ABBANAT , or the survivor, as Successor Trustee(s).

C. In the event that all of the Trustees and Successor Trustees shall die, renounce, resign or become incapable of serving in their fiduciary capacity, then the last Trustee or Successor Trustee serving hereunder shall have the right and power by an instrument in writing, duly executed and acknowledged, to appoint a Successor Trustee. In the event that the last remaining Trustee shall fail to designate a Successor Trustee, then all of the income beneficiaries who are of legal age and the guardian of any incompetent or minor then current income beneficiaries, by majority vote, shall appoint a Successor Trustee and shall notify the last Trustee of such appointment. Such Successor Trustee may be a corporate trust company or bank, qualified to act as such, providing that such corporate trust company or bank possesses trust assets under administration in the Trust Department of not less than One Hundred Million Dollars (\$100,000,000.00). In the event that the then current income beneficiaries shall fail to designate a Successor Trustee within a reasonable time, the then acting Trustee may apply to a court of competent jurisdiction for leave to resign, for the appointment of a Successor Trustee and for the judicial settlements of all accounts. Each and every Successor Trustee at any time acting hereunder shall possess all the powers, discretions, immunities and privileges conferred upon the original Trustee.

D. No Trustee shall be required to give any bond or surety for the faithful performance of its services hereunder. No one dealing with any Trustee hereunder need see to the application of any payment made or property transferred to Trustee or upon Trustee's order. No Trustee shall be liable for errors of judgment or mistake in fact or law, but shall be liable only for his or own deceit, willful defaults or gross negligence.

E. No Successor Trustee hereunder shall have any duty to account for or inquire into the acts or omissions of any predecessor Trustee, nor be liable for any such act or omission.

ARTICLE XII  
DISABILITY OF BENEFICIARIES

In case the income or any discretionary payment of principal from the Trust Estate or any share thereof becomes payable to any minor, or to a person under a legal disability, or to a person not adjudicated incompetent, but who, by reason of illness or mental or physical disability, is, in the opinion of the Trustee, unable to properly administer such amount, then such amounts shall be paid out by Trustee in such of the following ways as Trustee shall deem best:

1. Directly to such beneficiary in such amount as may be deemed advisable from time to time;
2. To the legally-appointed Guardian or Conservator of such beneficiary;
3. By Trustee using such amounts directly for such beneficiary's care, support and education; or
4. To a Custodian selected under the Florida Transfers to Minors Act by the Trustee, who may, without limitation, name himself as such Custodian.

ARTICLE XIII  
SEVERABILITY

Each any every power granted herein is severable one from the other; each and every trust or trust share is severable from the other; and all powers granted to each trust or trust share are severable powers granted as to any other trust. No valid trust shall fail by reason of its relationship to an invalid contingency. If any portion of this Trust Agreement is held to be invalid, void or unenforceable, the balance of this Trust Agreement shall, nevertheless, be carried into force and effect.

ARTICLE XIV  
ACCEPTANCE AND ACKNOWLEDGEMENT BY TRUSTEES

The signature on this instrument and the acknowledgement by Trustee before a Notary Public shall be conclusive evidence upon all persons and for all purposes of the facts stated in this instrument respecting the terms of this instrument and the identity of Trustee who is from time to time serving under it.

No purchaser or other person relying in good faith on any act of any Trustee or Successor Trustee relating to any property held and administered by such Trustee or Successor Trustee need inquire concerning the authority of such Trustee or Successor Trustee or as to the exercise of such authority by Trustee or Successor Trustee alone.

ARTICLE XV  
GOVERNING LAW

All questions relating to the construction, validity and administration of this Trust shall be determined in accordance with the laws of the State of Florida.

ARTICLE XVI  
NAME OF TRUST

This Trust shall, for convenience, be known as the "ABBANAT FAMILY TRUST", and it shall be sufficient if it be referred to as such in any deed, assignment, bequest or devise.

ARTICLE XVII  
MISCELLANEOUS PROVISIONS AND DEFINITIONS

A. For purposes of this Trust Agreement, wherever in this instrument the context and the facts permit, masculine, feminine and neuter pronouns, and the term Trustee," whether singular or plural, shall include the singular and plural and all genders and future Trustees as well as those named in this instrument.

B. For Purposes of this Trust Agreement, reference to the term "Trustee" shall also include any Successor Trustee or Successor Trustees.

C. For Purposes of this Trust Agreement, the terms "child," "children,"

"descendants," "lineal descendants," "heirs," "issue," "brothers" and "sisters" are intended to include not only persons who are children, descendants or heirs by blood., but also persons who are children, descendants or heirs by adoption, prior to attaining an eighteenth (18th) birthday, and their descendants and heirs. These terms shall not include stepchildren who have not been adopted according to law.

D. The paragraph headings used in this Trust are for convenience only and shall not be resorted to for interpretation of this Trust Agreement.

E. For Purposes of this Trust Agreement, an individual shall be deemed incapacitated (or incapable of serving as the Trustee hereunder) if so adjudicated by an appropriate court, or if a guardian, conservator, or other fiduciary of the person or property or both shall have been appointed for such individual by an appropriate court.

IN WITNESS WHEREOF, ANTHONY ABBANAT and HELEN C. ABBANAT, Grantors by and through the Guardian of their Property, JAMES A. ABBANAT, have signed and sealed this Trust Agreement, and JAMES C. ABBANAT, Trustee has signed and sealed this Trust Agreement on the day and year indicated below.

Witnesses:

(As to Grantors)

Carol Green  
E. Stephen May

J. C. Abbanat  
 ANTHONY ABBANAT, Grantor, by JAMES  
 ABBANAT, Guardian of the Property

Carol Green  
E. Stephen May

J. C. Abbanat  
 HELEN C. ABBANAT, Grantor, by  
 JAMES ABBANAT, Guardian of the  
 Person and Property

(As to the Trustees)

Carol Green

E. Stephen May

Anthony Abbant  
ANTHONY ABBANAT, Trustee, by  
JAMES ABBANAT, Guardian of the  
Person and Property

STATE OF FLORIDA

COUNTY OF PALM BEACH

We, ANTHONY ABBANAT, HELEN C. ABBANAT, by and through the Guardian of our Property, JAMES A. ABBANAT, CAROL GREEN, and E. STEPHEN MAY, the Grantors, and the Witnesses, respectively, whose names are signed to the attached or foregoing instrument, having been first duly sworn, declare to the undersigned officer that the Grantors signed the instrument as their Trust Agreement, and that they signed, and that each of the witnesses in the presence of the Grantors and in the presence of each other, signed the Trust Agreement as a witness.

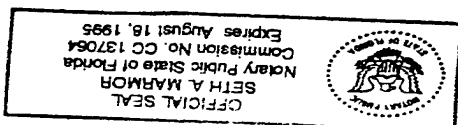
*Anthony Abbanat*  
ANTHONY ABBANAT by JAMES  
ABBANAT, Guardian of the Person and  
Property

*Helen C. Abbanat*  
HELEN C. ABBANAT by JAMES  
ABBANAT, Guardian of the Person and  
Property

*Carol Green*  
WITNESS

*E. Stephen May*  
WITNESS

SUBSCRIBED AND SWORN to before me by JAMES A. ABBANAT, Guardian of the Person and Property of ANTHONY ABBANAT and HELEN C. ABBANAT, Grantors, and subscribed and sworn to before me by CAROL GREEN and E. STEPHEN MAY, the witnesses, on this 3rd day of February, 1993.



*Seth A. Marjor*  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires:

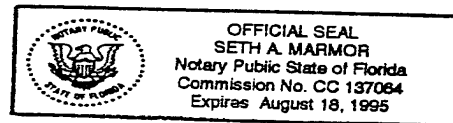
STATE OF FLORIDA

COUNTY OF PALM BEACH

SUBSCRIBED AND ACKNOWLEDGED before me by JAMES A. ABBANAT, Trustee, and subscribed and sworn to before me by CAROL GREEN and E. STEPHEN MAY, the witnesses, on this 3rd day of February, 1993.

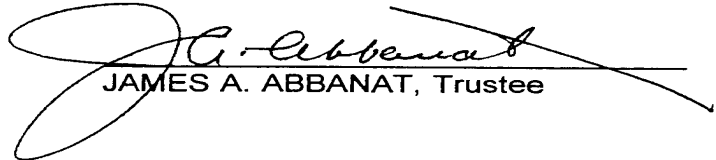
  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:



**SCHEDULE A**  
**ABBANAT FAMILY TRUST**  
**February 3, 1993**

I hereby acknowledge receipt of One Hundred (\$100.00) Dollars.

  
JAMES A. ABBANAT, Trustee



**EXHIBIT A**  
**LEGAL DESCRIPTION**

BORROWER(S): Juliet Investments LLC, a Florida limited liability company  
SELLER(S): Abbanat Family Trust  
CLOSING AGENT: Alexander Eynis  
LENDER: None  
PROPERTY: 1551 NW 60<sup>th</sup> Ave., Sunrise, FL 33313  
CLOSING DATE: June 20, 2005

A portion of Lots 11 and 12, SUNRISE GOLF VILLAGE SECTION FIVE, as recorded in Plat Book 57, Page 20, of the Public Records of Broward County, Florida; being more specifically described as follows:

Commence at the Southwest corner of Lot 13 of the said plat of SUNRISE GOLF VILLAGE SECTION FIVE; thence run North 3 degrees 42 minutes 33 seconds West along the West line of said Lot 13 for 111.61 feet, to a point of intersection with a circular curve; thence run Northerly along a circular curve to the right having a radius of 2530.56 feet and a central angle of 1 degree 10 minutes 5 seconds for an arc distance of 51.59 feet to the Point of Beginning; thence continue along a circular curve to the right, having a radius of 2530.56 feet and a central angle of 4 degrees 13 minutes 54 seconds for an arc distance of 186.90 feet (the last two mentioned courses being the West line of portions of said lots 11, 12 and 13) thence run North 82 degrees 47 minutes 34 seconds East radial to the last mentioned curve for 114.96 feet; thence run Southerly along a circular curve to the left having a radius of 2415.56 feet and a central angle of 4 degrees 13 minutes 54 seconds for an arc distance of 178.41 feet; (the last mentioned course being the East line of portions of said Lots 11 and 12) thence run South 78 degrees 33 minutes 40 seconds West radial to the last mentioned course for 114.96 feet to the Point of Beginning, all lying and being in the City of Sunrise Golf Village, Broward County, Florida.

Prepared by and return to:

**Atlantic Land and Title Co.**  
**131 N.E. 1st Avenue**  
**Boca Raton, FL 33432**  
**561-886-1444**  
File Number: **9269.01**  
Will Call No.:

Parcel Identification No. **4841 30 AC 0030**

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## **Warranty Deed**

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this **14th** day of **October, 2005** between **Alan Levin and Sherry A. Levin, husband and wife** whose post office address is **4117 Tuscany Way, Boynton Beach, FL 33435** of the County of **Palm Beach**, State of **Florida**, grantor\*, and **Mark P. Hale and Michele Hale, husband and wife** whose post office address is **12373 NW 10th Drive, Coral Springs, FL 33071** of the County of **Broward**, State of **Florida**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

**Condominium Unit 1C, Phase 5, of STEEPLECHASE AT EAGLE TRACE, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 20181, Pages 73 through 385, inclusive, of the Public Records of Broward County, Florida.**

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes

3

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: STAFFORD BLAIR

[Signature]  
Witness Name: Richard H. Adams

[Signature]  
Witness Name: STAFFORD BLAIR

[Signature]  
Witness Name: Richard H. Adams

[Signature] (Seal)  
Alan Levin

[Signature] (Seal)  
Sherry Levin

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 14th day of October, 2005 by Alan Levin and Sherry Levin, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  


## CERTIFICATE OF APPROVAL

This is to state that Mr. & Mrs. Mark Hale were approved as occupant of the following described unit, to wit:

12373 NW 10<sup>th</sup> Drive  
Coral Springs, FL 33071

The board further approved of and consented to the said Lease/Sale of said property by the present owner: Alan & Sherry Levin

Witness:

Julie Whittle  
Sam A. Jorgensen


Cynthia B. Whittle

STATE OF FLORIDA

COUNTY OF BROWARD

I hereby certify that on this day before me an officer duly qualified to take acknowledgements, personally appeared Cindy Whittle, as Agent of the aforesaid association, executed same on behalf Steeplechase at Eagle Trace Association. Witness my hand and official seal in the county and state aforesaid this 16 of September, A.D. 2005

Sebastian J. Parisi  
Notary Public

NOTARY PUBLIC-STATE OF FLORIDA  
 Sebastian J. Parisi  
Commission #DD387996  
Expires: JAN. 19, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

My commission expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY AND RETURN TO:

AAA Premier Title  
4500 University Drive  
Coral Springs, Florida 33065  
Property Appraisers Parcel Identification (Folio) Numbers: 484130-AC-0030

## WARRANTY DEED

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**THIS WARRANTY DEED**, made the 27<sup>th</sup> day of September, 2012 by Mark P. Hale, a single man, and Michele Hale, a single woman, whose post office address is 2349 NW 28 Court, Lighthouse Point, FL 33064 herein called the grantors, to Margaret Abbanat, as Trustee of the Abbanat Family Trust Agreement Dated January 10, 1996, with the Trustee having full power and authority either to protect, conserve and to sell or to lease, or to encumber, or otherwise to manage and dispose of the real property herein described as provided in Florida Statute 689.071, whose post office address is 12373 NW 10 Drive #C, Coral Springs, FL 33071, 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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Unit 1C of Phase 5 of Steeplechase at Eagle Trace Condominium, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 20181, page 73, as amended for phase in Official Records Book 22591 Page 380, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions and reservations of record and taxes for the year 2011 and thereafter.

**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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2011.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Margaret Kasenberg  
Witness #1 Signature

Margaret Kasenberg  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Sasha R. Moghimi-Kian  
Witness #2 Printed Name

[Signature]  
Mark P. Hale

Forwarding Address: 2349 NW 28 CT  
Lighthouse Pt. FL 33064

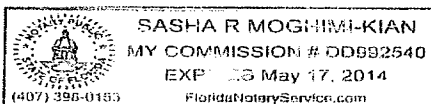
[Signature]  
Michele Hale

Forwarding Address: 2777 NE 24th St  
Lighthouse Point, FL  
33064

**STATE OF FLORIDA**  
**COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of September, 2012 by Mark P. Hale, a single man, and Michele Hale, a single woman who are personally known to me or have produced it driver's license as identification.

**SEAL**



My Commission Expires:

[Signature]  
Notary Public

Sasha R. Moghimi-Kian  
Printed Notary Name

**Steeplechase at Eagle Trace Condominium Association**  
**CERTIFICATE OF APPROVAL**

This is to state that Guy Abbanat & Garret Abbanat were approved as occupant(s) following described unit, to wit:

**12373 N.W. 10<sup>th</sup> Drive**  
**Coral Springs, Florida 33071**

The board further approved of and consented to the said Lease/ Sale of said property by the present owner: Margaret Abbanat

Witness:

Guy Abbanat

Cynthia M Whittle

Garret Abbanat

**STATE OF FLORIDA**

**COUNTY OF BROWARD**

I hereby certify that on this day before me an officer duly qualified to take acknowledgements, personally appeared Cindy Whittle as Agent of the aforesaid association, and executed same on Steeplechase at Eagle Trace Condominium Association. Witness my hand and official seal in the county and state aforesaid this 6<sup>th</sup> day of September, A.D. 2012

Sebastian J. Parisi  
Notary Public

My commission expires: \_\_\_\_\_



SEBASTIAN J. PARISI  
MY COMMISSION # DD 849247  
EXPIRES: January 19, 2013  
Bonded thru Budget Notary Services

PREPARED BY:  
CODE ENFORCEMENT OFFICE  
CITY OF PLANTATION  
451 NW 70th TERRACE  
PLANTATION, FL 33317  
TELEPHONE: 954-797-2267

---

**SPECIAL MAGISTRATE  
CITY OF PLANTATION, FLORIDA**

**CITY OF PLANTATION, FLORIDA**

**Case No: CE18-03526**

**Petitioner,**

**vs.**

**ABBANAT, MARGARET M & ABBANAT FAM TR**

**Respondent(s).**

---

**SUPPLEMENTAL ORDER/CLAIM OF LIEN**

The City of Plantation, Special Magistrate, 400 NW 73rd Avenue, Plantation, Florida 33317, after due notice to the Respondent, and the Respondent not having appeared, and the Special Magistrate having heard testimony at the Hearing to Confirm Fine held on August 22, 2019 and based on the evidence, the Special Magistrate enters the following findings of fact and order.

1. That the Special Magistrate did issue a Final Order on June 20, 2019 on the above captioned case commanding the Respondent, ABBANAT, MARGARET M & ABBANAT FAM TR to bring the violation of the City of Plantation, Code of Ordinances, as to SECTION 5-87 (a)(6), Section 5-87 (a)(9), Section 5-87 (a)(13), Section 5-87 (a)(16) and Section 27-649 into compliance on or before July 20, 2019 or pay a fine in the amount of \$50.00 per day, per violation for each day of non-compliance hereafter.


2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida to wit:

**STREET ADDRESS: 321 S FIG TREE LN**

**LEGAL DESCRIPTION FOR PROPERTY ID #504111020200**

**PLANTATION PARK 43-18 B LOT 6 BLK 3**

3. That the Respondent, ABBANAT, MARGARET M & ABBANAT FAM TR did comply Section 5-87 (a) (13) and Section 27-649 with the Final Order on or before the date specified therein. However, as of the date of this hearing Section 5-87 (a) (6), Section 5-87 (a) (9) and Section 5-87 (a) (16) still exists and the property remains in non-compliance.



4. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that the fine of \$50.00 per day, per violation for violation of City of Plantation Code of Ordinances, SECTION 5-87 (a) (6), SECTION 5-87 (a) (9) and SECTION 5-87 (a) (16) as specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the Respondent, ABBANAT, MARGARET M & ABBANAT FAM TR shall comply with said Final Order, plus the recovery of reasonable attorney's fees and costs in any foreclosure of the lien.

5. The fine confirmed above shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondent, ABBANAT, and MARGARET M & ABBANAT FAM TR in any county wherein a certified copy of this Supplemental Order/Claim of Lien is recorded.

6. If the fine is not satisfied within 90 days from the date of this Order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this order.

DONE AND ORDERED on this 22<sup>nd</sup> day of August, 2019.

---

SPECIAL MAGISTRATE



STATE OF FLORIDA                    )  
COUNTY OF BROWARD            ) SS.

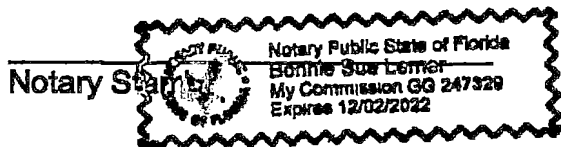
The foregoing instrument was SWORN TO, SUBSCRIBED, AND  
ACKNOWLEDGED before me on this 22nd day of August, 2019 by Craig Rogers, the Special  
Magistrate of the City of Plantation, who is personally known to me.

Bonnie Sue Lerner

Notary Signature

Bonnie Sue Lerner

Printed Name of Notary



**RECORD ENTRY:**

I HEREBY CERTIFY that the Original of the foregoing signed Order was received by the  
Principal Office Assistant and entered into the Case Docket (Public Record) this 28 day of  
August, 2019.

Bonnie Sue Lerner  
Principal Office Assistant

**CERTIFICATION**  
CERTIFY THIS TO BE A TRUE & CORRECT  
COPY OF THE ORIGINAL DOCUMENT ON  
FILE AT CITY HALL.  
WITNESS MY HAND AND OFFICIAL SEAL OF  
THE CITY OF PLANTATION, FL THIS 28  
DAY OF August, 20 19  
Sharon K. Slattery  
CITY CLERK

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

**DATE: July 1st, 2022**

**PROPERTY ID # 484130-AC-0030 (TD # 48816)**

# WARNING

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

MARGARET ABBANAT, AS TRUSTEE OF THE ABBANAT FAMILY TRUST AGREEMENT  
DATED JANUARY 10, 1996  
12373 NW 10 DRIVE #C  
CORAL SPRINGS, FL 33071

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 12373 NW 10 DR, FL 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 July 29, 2022 .....\$21,266.49

Or

\* Estimated Amount due if paid by August 16, 2022 .....\$21,566.23

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: July 1st, 2022**

**PROPERTY ID # 484130-AC-0030 (TD # 48816)**

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

CITY OF PLANTATION CODE ENFORCEMENT OFFICE  
451 NW 70TH TERRACE  
PLANTATION, FL 33317

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

**DATE: July 1st, 2022**

**PROPERTY ID # 484130-AC-0030 (TD # 48816)**

# WARNING

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

CITY OF PLANTATION SPECIAL MAGISTRATE  
400 NW 73RD AVE  
PLANTATION, FL 33317

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 12373 NW 10 DR, FL 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 July 29, 2022 .....\$21,266.49

Or

\* Estimated Amount due if paid by August 16, 2022 .....\$21,566.23

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: July 1st, 2022**

**PROPERTY ID # 484130-AC-0030 (TD # 48816)**

# WARNING

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

CYNTHIA G WHITTLE, REGISTERED AGENT O/B/O STEEPLECHASE AT EAGLE TRACE  
CONDOMINIUM ASSOCIATION, INC. C/O INTEGRITY PROP MGMT  
5665 CORAL RIDGE DRIVE  
CORAL SPRINGS, FL 33076

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

**DATE: July 1st, 2022**

**PROPERTY ID # 484130-AC-0030 (TD # 48816)**

# WARNING

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

EAGLE TRACE COMMUNITY ASSOCIATION, INC.  
1000 EAGLE TRACE BLVD. WEST  
CORAL SPRINGS, FL 33071

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

**DATE: July 1st, 2022**

**PROPERTY ID # 484130-AC-0030 (TD # 48816)**

# WARNING

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STEVEN A WEINBERG, REGISTERED AGENT O/B/O EAGLE TRACE COMMUNITY  
ASSOCIATION, INC.  
7805 SW 6TH CT  
PLANTATION, FL 33324

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

**DATE: July 1st, 2022**

**PROPERTY ID # 484130-AC-0030 (TD # 48816)**

# WARNING

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

ABBANAT FAM TR  
ABBANAT, MARGARET TRSTEE  
12373 NW 10 DR #C-1  
CORAL SPRINGS, FL 33071-7883

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 12373 NW 10 DR, FL 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: July 1st, 2022**

**PROPERTY ID # 484130-AC-0030 (TD # 48816)**

# WARNING

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ABBANAT FAM TR  
ABBANAT, MARGARET TRSTEE  
321 S FIG TREE LN  
PLANTATION, FL 33317-3456

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

**DATE: July 1st, 2022**

**PROPERTY ID # 484130-AC-0030 (TD # 48816)**

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CITY OF CORAL SPRINGS  
9551 WEST SAMPLE RD  
CORAL SPRINGS, FL 33065-4104

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
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Postage

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**TD 48816 AUGUST 2022 WARNING**  
MARGARET ABBANAT, AS TRUSTEE OF THE  
ABBANAT FAMILY TRUST AGREEMENT DATED  
JANUARY 10, 1996  
12373 NW 10 DRIVE #C  
CORAL SPRINGS, FL 33071

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

See Reverse for Instructions

4629 9220 0002 0326 6794  
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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  | \$ |  |
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**TD 48816 AUGUST 2022 WARNING  
CITY OF PLANTATION CODE  
ENFORCEMENT OFFICE  
451 NW 70TH TERRACE  
PLANTATION, FL 33317**

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

See Reverse for Instructions

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| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |  |
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**TD 48816 AUGUST 2022 WARNING**

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**CITY OF PLANTATION SPECIAL**

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**400 NW 73RD AVE**

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**PLANTATION, FL 33317**

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

See Reverse for Instructions

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**TD 48816 AUGUST 2022 WARNING**  
CYNTHIA G WHITTLE, REG AGENT O/B/O  
STEEPLECHASE AT EAGLE TRACE CONDO ASSOC,  
INC. C/O INTEGRITY PROP MGMT  
5665 CORAL RIDGE DRIVE  
CORAL SPRINGS, FL 33076

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

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4299 9230 2000 0222 T202

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TD 48816 AUGUST 2022 WARNING  
EAGLE TRACE COMMUNITY  
ASSOCIATION, INC.  
1000 EAGLE TRACE BLVD. WEST  
CORAL SPRINGS, FL 33071

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

See Reverse for Instructions

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

Postmark  
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Postage

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Total

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Sent

Street

City,

**TD 48816 AUGUST 2022 WARNING**  
**STEVEN A WEINBERG, REG AGENT O/B/O**  
**EAGLE TRACE COMMUNITY ASSOC, INC.**  
7805 SW 6TH CT  
PLANTATION, FL 33324

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

See Reverse for Instructions



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<b>Extra Services &amp; Fees</b> ( <i>check box, add fee as appropriate</i> )					
<input type="checkbox"/>	Additional Driver Fee	\$			
<input type="checkbox"/>	Collision Damage Waiver	\$			
<input type="checkbox"/>	Theft Protection	\$			
<input type="checkbox"/>	Tire Damage Protection	\$			
<input type="checkbox"/>	Personal Accident Insurance	\$			
<input type="checkbox"/>	Personal Effects Coverage	\$			
<input type="checkbox"/>	Rental Car Insurance	\$			
<input type="checkbox"/>	Other	\$			

☐ Return Receipt (hardcopy) \$ \_\_\_\_\_☐ Return Receipt (electronic) \$ \_\_\_\_\_☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_☐ Adult Signature Required \$ \_\_\_\_\_☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

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**TD 48816 AUGUST 2022 WARNING**

**ABBANAT FAM TR**

**ABBANAT, MARGARET TRSTEE**

**12373 NW 10 DR #C-1**

City,

**CORAL SPRINGS, FL 33071-7883**

Postmark  
Here

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
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City, State, ZIP+4<sup>®</sup>

TD 48816 AUGUST 2022 WARNING  
ABBANAT FAM TR  
ABBANAT, MARGARET TRSTEE  
321 S FIG TREE LN  
PLANTATION, FL 33317-3456

7021 2720 0002 0326 6862

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**TD 48816 AUGUST 2022 WARNING**  
**CITY OF CORAL SPRINGS**  
**9551 WEST SAMPLE RD**  
**CORAL SPRINGS, FL 33065-4104**

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.

TD 48816 AUGUST 2022 WARNING  
EAGLE TRACE COMMUNITY  
ASSOCIATION, INC.  
1000 EAGLE TRACE BLVD. WEST  
CORAL SPRINGS, FL 33071



9590 9402 6893 1104 8029 81

2 Article Number (Transfer from carrier label)

7021 2720 0002 0326 6824

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Calderon* ☒ Agent  
☐ Addressee

B. Received by (Printed Name)

*Calderon*

C. Date of Delivery

*7-6-22*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 Restrict Delivery          |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |   |
| <input type="checkbox"/> Mail                                    |   |
| <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-48816 AUGUST 2022 WARNING  
CITY OF CORAL SPRINGS  
9551 WEST SAMPLE RD  
CORAL SPRINGS, FL 33065-4104



9590 9402 7338 2028 4083 84

## 2. Article Number (Transfer from service label)

7021 2720 0002 0326 6862

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

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☐ Addressee

## B. Received by (Printed Name)

A. J. C.

## C. Date of Delivery

8/6/22

## 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

fail  
fail Restricted Delivery  
(over 3500)

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 48816 AUGUST 2022 WARNING  
STEVEN A WEINBERG, REG AGENT O/B/O  
EAGLE TRACE COMMUNITY ASSOC, INC.  
7805 SW 6TH CT  
PLANTATION, FL 33324



9590 9402 6893 1104 8025 92

## 2. Article Number (Transfer from service label)

7021 2720 0002 0326 6831

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

Carlin

☒ Agent☐ Addressee

## B. Received by (Printed Name)

COV

## C. Date of Delivery

0705

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

## 3. Service Type

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

Mail  
Mail Restricted Delivery  
0)

## SENDER: COMPLETE THIS SECTION

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

**TD 48816 AUGUST 2022 WARNING**  
CYNTHIA G WHITTLE, REG AGENT O/B/O  
STEEPLECHASE AT EAGLE TRACE CONDO ASSOC.,  
INC. C/O INTEGRITY PROP MGMT  
5665 CORAL RIDGE DRIVE  
CORAL SPRINGS, FL 33076



9590 9402 6893 1104 8029 50

2. Article Number (Transfer from service label)

7021 2720 0002 0326 6817

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

REJ

C. Date of Delivery

7/5

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

Mail  
Mail Restricted Delivery

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 48816 AUGUST 2022 WARNING  
CITY OF PLANTATION SPECIAL  
MAGISTRATE  
400 NW 73RD AVE  
PLANTATION, FL 33317



9590 9402 6893 1104 8032 54

## 2. Article Number (Transfer from service label)

7021 2720 0002 0326 6800

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

x CITY HALL ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

7-05-20

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

## 3. Service Type

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

**TD 48816 AUGUST 2022 WARNING  
CITY OF PLANTATION CODE  
ENFORCEMENT OFFICE  
451 NW 70TH TERRACE  
PLANTATION, FL 33317**



9590 9402 6893 1104 8032 61

2. Article Number (Transfer from service label)

7021 2720 0002 0326 6794

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7-5-22

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

on Delivery Restricted Delivery  
Mail

Mail Restricted Delivery  
(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 48816 AUGUST 2022 WARNING**  
MARGARET ABBANAT, AS TRUSTEE OF THE  
ABBANAT FAMILY TRUST AGREEMENT DATED  
JANUARY 10, 1996  
12373 NW 10 DRIVE #C  
CORAL SPRINGS, FL 33071



9590 9402 6893 1104 8032 30

2. Article Number (Transfer from service label)

7021 2720 0002 0326 6787

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature☐ Priority Mail Express®☐ Adult Signature Restricted Delivery☐ Registered Mail™☐ Certified Mail®☐ Registered Mail Restricted Delivery☐ Certified Mail Restricted Delivery☐ Signature Confirmation™☐ Collect on Delivery☐ Signature Confirmation Restricted Delivery☐ Collect on Delivery Restricted Delivery☐ Mail  
Restricted Delivery  
(0)

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

Domestic Return Receipt