

TitleExpress[®]

A service of Grant Street Group

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

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

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 04/29/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/21/2022

CERTIFICATE # 2019-15025

ACCOUNT # 513915080470

ALTERNATE KEY # 545466

TAX DEED APPLICATION # 48852

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 47, BUILDING 7, A Portion of Parcel "H", CHAPEL TRAIL II, according to the Plat thereof recorded in Plat Book 112, page 16, as recorded in the Public Records of Broward County, Florida; said parcel being more particularly described as follows:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 39 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA:

THENCE N.01°46'02"W. ALONG THE SAID EAST LINE NORTHEAST ONE-QUARTER (N.E. 1/4), A DISTANCE OF 1489.27 FEET;
THENCE WEST, A DISTANCE OF 846.30 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE WEST, A DISTANCE OF 20.67 FEET;
THENCE SOUTH, A DISTANCE OF 58.00 FEET;
THENCE EAST, A DISTANCE OF 14.25 FEET;
THENCE N.63°26'06"E., A DISTANCE OF 7.17 FEET;
THENCE NORTH, A DISTANCE OF 54.79 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 20861 NW 4 STREET, PEMBROKE PINES FL 33029-2132

OWNER OF RECORD ON CURRENT TAX ROLL:

WILLY MICHAEL & SHIRLEY GOLDMAN
25038 SW 124 CT
PRINCETON, FL 33032

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

WILLY MICHAEL GOLDMAN AND SHIRLEY GOLDMAN
20861 NW 4TH STREET
PEMBROKE PINES, FL 33029 (Per Deed) OR: 28934, Page: 1040

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)

ERIC ESTEBANEZ, REGISTERED AGENT,
O/B/O MALIBU BAY AT CHAPEL TRAIL HOMEOWNERS ASSOCIATION, INC.
3600 S. CONGRESS AVE. SUITE C
BOYNTON BEACH, FL 33426 (Per Sunbiz.)

CHAPEL TRAIL OWNERS ASSOCIATION, INC.
C/O POINTE MANAGEMENT GROUP, INC.
3600 S. CONGRESS AVE. SUITE C
BOYNTON BEACH, FL 33426 (Per Sunbiz)

LAW OFFICES OF DAVID M. BAUMAN, PLLC, REGISTERED AGENT,
O/B/O CHAPEL TRAIL OWNERS ASSOCIATION, INC.
6550 NORTH FEDERAL HIGHWAY, SUITE 220
FORT LAUDERDALE, FL 33308 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5139 15 08 0470

CURRENT ASSESSED VALUE: \$249,080

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

None found.

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

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

Kinsey Ram

Title Examiner



Site Address	20861 NW 4 STREET, PEMBROKE PINES FL 33029-2132	ID #	5139 15 08 0470
Property Owner	GOLDMAN, WILLY MICHAEL & SHIRLEY	Millage	2613
Mailing Address	25038 SW 124 CT PRINCETON FL 33032	Use	01 *
Abbr Legal Description	CHAPEL TRAIL II 112-16 B POR PAR H DESC AS COMM SE COR NE1/4 SEC 15,TWN 51 SO,RANGE 39 EAST,FLA FRUIT LANDS CO SUB NO 1 PB 2-17 D,N 1489.27,W 846.44 TO POB,W 20.67,S 58,E 14.25,NE 7.17 N 54.79 TO POB AKA: UNIT 47 BLDG 7 MALIBU BAY		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$19,010	\$230,070	\$249,080	\$249,080	
2020	\$19,010	\$214,880	\$233,890	\$233,890	\$4,833.96
2019	\$19,010	\$208,580	\$227,590	\$227,590	\$4,744.93

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$249,080	\$249,080	\$249,080	\$249,080
Portability	0	0	0	0
Assessed/SOH	\$249,080	\$249,080	\$249,080	\$249,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$249,080	\$249,080	\$249,080	\$249,080

Sales History			
Date	Type	Price	Book/Page or CIN
9/30/1998	WD	\$115,900	28934 / 1040
6/1/1997	WD*	\$1,405,800	26510 / 556

Land Calculations		
Price	Factor	Type
\$16.00	1,188	SF
Adj. Bldg. S.F. (Card, Sketch)		1235
Units		1
Eff./Act. Year Built: 1999/1998		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			AA					
R			AA					
1			.03					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48852

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 August 2022, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF PEMBROKE PINES CITY ATTORNEY'S OFFICE 601 CITY CENTER WAY PEMBROKE PINES, FL 33025	GOLDMAN, WILLY MICHAEL 20861 NW 4TH STREET PEMBROKE PINES, FL 33029-2132	GOLDMAN, SHIRLEY 20861 NW 4 ST PEMBROKE PINES, FL 33029-2132	GOLDMAN, WILLY MICHAEL 17601 SW 29 CT MIRAMAR, FL 33029
GOLDMAN, SHIRLEY 17601 SW 29 CT MIRAMAR, FL 33029	GOLDMAN, WILLY MICHAEL 25038 SW 124 CT PRINCETON, FL 33032	GOLDMAN, SHIRLEY 25038 SW 124 CT PRINCETON, FL 33032	CHAPEL TRAIL OWNERS ASSOCIATION, INC. 18501 PINES BLVD SUITE 201 PEMBROKE PINES, FL 33029
CHAPEL TRAIL OWNERS ASSOCIATION, INC. C/O POINTE MANAGEMENT GROUP, INC. 3600 S. CONGRESS AVE. SUITE C BOYNTON BEACH, FL 33426	LAW OFFICES OF DAVID M. BAUMAN, PLLC, REGISTERED AGENT, O/B/O CHAPEL TRAIL OWNERS ASSOCIATION, INC. 6550 NORTH FEDERAL HIGHWAY, SUITE 220 FORT LAUDERDALE, FL 33308	ERIC ESTEBANEZ, REGISTERED AGENT, O/B/O MALIBU BAY AT CHAPEL TRAIL HOMEOWNERS ASSOCIATION, INC. 3600 S. CONGRESS AVE. SUITE C BOYNTON BEACH, FL 33426	

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 August 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**

8

INSTR # 118219412
Recorded 06/17/22 at 11:58 AM
Broward County Commission
1 Page(s)
#8

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48852

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: 513915-08-0470

Certificate Number: 15025

Date of Issuance: 05/26/2020

Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC

Description of Property: CHAPEL TRAIL II 112-16 B
POR PAR H DESC AS COMM SE COR
NE 1/4 SEC 15, TWN 51 SO, RANGE 39
See Additional Legal on Tax Roll

Name in which assessed: GOLDMAN, WILLY MICHAEL & SHIRLEY

Legal Titleholders: GOLDMAN, WILLY MICHAEL & SHIRLEY
25038 SW 124 CT
PRINCETON, FL 33032

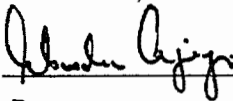
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of September, 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 15th day of June, 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: 08/18/2022, 08/25/2022, 09/01/2022 & 09/08/2022
Minimum Bid: 17883.69

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48852

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: 513915-08-0470

Certificate Number: 15025

Date of Issuance: 05/26/2020

Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC

Description of Property: CHAPEL TRAIL II 112-16 B
POR PAR H DESC AS COMM SE COR
NE 1/4 SEC 15, TWN 51 SO, RANGE 39
See Additional Legal on Tax Roll

UNIT 47, BUILDING 7, A Portion of Parcel "H", CHAPEL TRAIL II, according to the Plat thereof recorded in Plat Book 112, page 16, as recorded in the Public Records of Broward County, Florida; said parcel being more particularly described as follows: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 39 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA: THENCE N.01°46'02"W. ALONG THE SAID EAST LINE NORTHEAST ONE-QUARTER (N.E. 1/4), A DISTANCE OF 1489.27 FEET; THENCE WEST, A DISTANCE OF 846.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST, A DISTANCE OF 20.67 FEET; THENCE SOUTH, A DISTANCE OF 58.00 FEET; THENCE EAST, A DISTANCE OF 14.25 FEET; THENCE N.63°26'06"E., A DISTANCE OF 7.17 FEET; THENCE NORTH, A DISTANCE OF 54.79 FEET TO THE POINT OF BEGINNING

Name in which assessed: GOLDMAN, WILLY MICHAEL & SHIRLEY

Legal Titleholders: GOLDMAN, WILLY MICHAEL & SHIRLEY
25038 SW 124 CT
PRINCETON, FL 33032

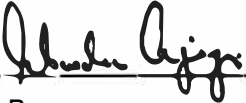
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of September, 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.deedauktion.net
**Pre-registration is required to bid.*

Dated this 30th day of June, 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: 08/18/2022, 08/25/2022, 09/01/2022 & 09/08/2022

Minimum Bid: 18275.69

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

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

48852
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 15025

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

08/18/2022 08/25/2022 09/01/2022 09/08/2022

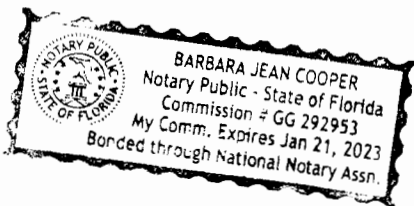
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Scherrie A Thomas

Sworn to and subscribed before me this
8 day of SEPTEMBER, 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 48852**

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: 513915-08-0470
Certificate Number: 15025
Date of Issuance: 05/26/2020

Certificate Holder:
FLORIDA TAX CERTIFICATE
FUND LLC

Description of Property:
CHAPEL TRAIL II 112-16 B
POR PAR H DESC AS COMM
SE COR NE ¼ SEC 15, TWN 51
SO, RANGE 39

See Additional Legal on Tax Roll
UNIT 47, BUILDING 7, A Portion
of Parcel "H", CHAPEL TRAIL
II, according to the Plat thereof
recorded in Plat Book 112, page
16, as recorded in the Public
Records of Broward County,
Florida; said parcel being more
particularly described as follows:
COMMENCE AT THE SOUTH-
EAST CORNER OF THE NORTH-
EAST ONE-QUARTER (N.E. ¼)
OF SECTION 15, TOWNSHIP
51 SOUTH, RANGE 39 EAST,
FLORIDA FRUIT LANDS COMPANY'S
SUBDIVISION NO. 1, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
2, PAGE 17 OF THE PUBLIC
RECORDS OF DADE COUNTY,
FLORIDA: THENCE N. 01°46'02"
W. ALONG THE SAID EAST LINE
NORTHEAST ONE-QUARTER
(N.E. ¼), A DISTANCE OF 1489.27
FEET: THENCE WEST, A DIS-
TANCE OF 846.30 FEET TO
THE POINT OF BEGINNING;
THENCE CONTINUE WEST,
A DISTANCE OF 20.67 FEET;
THENCE SOUTH, A DISTANCE
OF 58.00 FEET; THENCE EAST,
A DISTANCE OF 14.25 FEET;
THENCE N. 63°28'06" E., A DIS-
TANCE OF 7.17 FEET; THENCE
NORTH, A DISTANCE OF 54.79
FEET TO THE POINT OF BEGINNING

Name in which assessed:
GOLDMAN, WILLY MICHAEL &
SHIRLEY

Legal Titleholders:
GOLDMAN, WILLY MICHAEL &
SHIRLEY
17601 SW 29 CT
MIRAMAR, FL 33029

SEE ATTACHED

48852

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of September, 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 30th day of June, 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 successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 18275.69

401-314

8/18-25 9/1-8 22-09/0000612070B

2/2

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22030181

Broward County, FL VS Willy Michael Goldman and/or Shirley Goldman

RETURN OF SERVICE



Court Case # TD 48852

Hearing Date: 09/21/2022

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Willy Michael Goldman and/or Shirley Goldman 20861 NW 4 Street Pembroke Pines FL 33029**

Served:

Not Served:

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

Date: 08/04/2022 Time: 10:30 AM

On Willy Michael Goldman and/or Shirley Goldman 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 visting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

**Gregory Tony, Sheriff
Broward County, Florida**

By: *Joe Penendot*

D.S.

J. Penendot, #14932

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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 # 513915-08-0470 (TD #48852)

RECEIVED SHERIFF
2022-11-03 11:11:27
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by August 31, 2022\$18,026.24

Or

* Amount due if paid by September 20, 2022\$18,275.69

*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 September 21, 2022 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

GOLDMAN, WILLY MICHAEL AND/OR
SHIRLEY GOLDMAN
20861 NW 4 STREET
PEMBROKE PINES, FL 33029

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

RETURN OF SERVICE



Sheriff # 22031856

Court Case # TD 48852

Broward County, FL VS Willy Michael Goldman and/or Shirley Goldman

Hearing Date:09/21/2022

Received by CCN 12628

08/18/2022 9:06 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Willy Michael Goldman and/or Shirley Goldman 17601 SW 29 Court Miramar FL 33029**

Served:

Not Served:

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

Date: 08/18/2022 Time: 1:10 PM

On Willy Michael Goldman and/or Shirley Goldman 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:

Other Returns: Other Returns

COMMENTS: Posted tax notice on door.

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

**Gregory Tony, Sheriff
Broward County, Florida**

By: *Annette Shannon*

D.S.

A. Shannon, #12628

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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 # 513915-08-0470 (TD # 48852)

WARNING

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

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

ORIGINAL DOCUMENT

NOTE

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

GOLDMAN, WILLY MICHAEL AND/OR
SHIRLEY GOLDMAN
17601 SW 29 CT
MIRAMAR, FL 3309

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

9/12/22 15 07:06:10
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BROWARD COUNTY TAX COLLECTOR



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Detail by Entity Name

Florida Not For Profit Corporation

MALIBU BAY AT CHAPEL TRAIL HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number N97000000782

FEI/EIN Number 65-0745157

Date Filed 02/11/1997

State FL

Status ACTIVE

Principal Address

3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Changed: 04/01/2022

Mailing Address

3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Changed: 04/01/2022

Registered Agent Name & Address

ESTEBANEZ, ERIC
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Name Changed: 03/28/2013

Address Changed: 04/01/2022

Officer/Director Detail

Name & Address

Title PD

TERRERO, JACQUELINE
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Title Treasurer, Director

JACOMINO, EDNA
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Title SD

GANDINI, MARIE
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Title D

JONES, HEIDI
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Annual Reports

Report Year	Filed Date
2020	05/26/2020
2021	04/30/2021
2022	04/01/2022

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Detail by Entity Name

Florida Not For Profit Corporation
CHAPEL TRAIL OWNERS ASSOCIATION, INC.

Filing Information

Document Number 759981
FEI/EIN Number 59-2524567
Date Filed 09/11/1981
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 08/24/2018
Event Effective Date NONE

Principal Address

18501 Pines Blvd.
Suite 201
Pembroke Pines, FL 33029

Changed: 01/14/2021

Mailing Address

c/o Pointe Management Group, Inc.
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Changed: 02/18/2022

Registered Agent Name & Address

LAW OFFICES OF DAVID M. BAUMAN, PLLC
6550 North Federal Highway,
Suite 220
Fort Lauderdale, FL 33308

Name Changed: 08/24/2018

Address Changed: 04/08/2020

Officer/Director Detail

Name & Address

Title VP, Director

GROSSMAN, NORMA
c/o Pointe Management Group, Inc.
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Title TREASURER, Director

JEFFERSON, HERBERT
c/o Pointe Management Group, Inc.
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Title President, Director

TERRERO, JACQUELINE
c/o Pointe Management Group, Inc.
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Title Director

Hooper, Christopher
c/o Pointe Management Group, Inc.
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Title Director

Rementeria, Ana
c/o Pointe Management Group, Inc.
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Title Director

Sumby, Lisa
c/o Pointe Management Group, Inc.
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Title Second VP, Director

Waring, Nancy
c/o Pointe Management Group, Inc.
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Title Secretary, Director

Del Rio, Rebeca
c/o Pointe Management Group, Inc.
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Title Director

Gilliland, William
c/o Pointe Management Group, Inc.
3600 S. Congress Ave.
Suite C
Boynton Beach, FL 33426

Annual Reports

Report Year	Filed Date
2020	04/08/2020
2021	01/14/2021
2022	02/18/2022

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98-619553 T#001
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\$ 811.30
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

DOCUMENT COVER PAGE

(Space above this line reserved for recording office use.)

Document Title: WARRANTY DEED
(Warranty Deed, Mortgage, Affidavit, etc.)

Executed By: WEITZER MARIBO BAY, INC

To: W. MICHAEL GOLDMAN

Brief Legal Description: Unit 47/7 CHAPEL TRAIL
(if applicable)

BK 88934 PG 1040

⇒ Return Recorded Document to:

UNIVERSAL LAND TITLE OF DADE, LTD.
2701 PONCE DE LEON BOULEVARD
SUITE 201
CORAL GABLES, FLORIDA 33134

③
GT

This instrument was prepared by and return to:
IVONNE ESTEVEZ
UNIVERSAL LAND TITLE OF DADE, LTD.
2701 Ponce de Leon Boulevard, Suite 201
Coral Gables, Florida 33134
as a necessary incident to the fulfillment of
conditions contained in a title insurance
commitment issued by it. **98260678**
ULTD File No. _____

Folio Number: _____

WARRANTY DEED

THIS WARRANTY DEED, made on this the **30** day of **SEPTEMBER**, 199**8**
by **WEITZER MALIBU BAY, INC.**, a corporation existing under the laws of the State of
Florida and having its principal place of business at **5901 N.W. 151 Street, Suite 120,**
Miami Lakes, Florida 33014, hereinafter called the Grantor, to
WILLY MICHAEL GOLDMAN AND SHIRLEY GOLDMAN, HUSBAND AND WIFE

whose post office address is: **20861 NW 4th STREET PEMBROKE PINES, FLORIDA 33029**
, herein called the Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars
and other valuable consideration, receipt of which is hereby acknowledged, by these presents
does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain
land situate in Broward County, Florida, legally described as follows:

Unit **47**, Building **7**, a portion of Parcel "H" Chapel Trail II,
according to the Plat thereof, as recorded in Plat Book 112, Page 16
of the Public Records of Broward County, Florida, being more
particularly described in Exhibit "A" attached hereto and made a
part hereof.

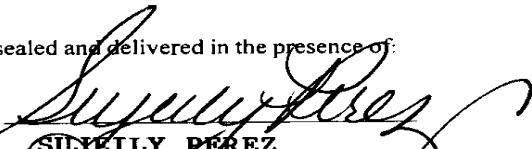
SUBJECT TO:

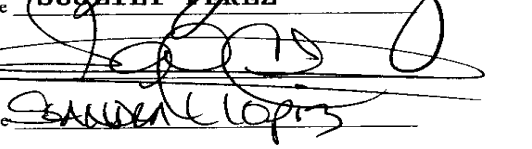
- 1. Taxes for the year 1998 and subsequent years.
- 2. Conditions, covenants, restrictions, limitations, easements and resolutions of record.
- 3. Zoning restrictions, prohibitions and other requirements imposed by Governmental authority.
- 4. Maintenance Agreements as recorded in the Public Records of Broward County, Florida.

And that the grantor does hereby fully warrant the title to said real property, and will
defend the same against the lawful claims of all persons claiming by, through or under the
Grantor.


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

Signed, sealed and delivered in the presence of:

Signature: 
Print Name: **SUSELY PEREZ**



Signature: 
Print Name: **SANDRA LLOPIZ**

WEITZER MALIBU BAY, INC.,
a Florida Corporation

BY: 
PATRICE M. JOHNSTON
Assistant Vice President
5901 N.W. 151 Street, Suite 120
Miami Lakes, Florida 33014

**STATE OF FLORIDA
COUNTY OF DADE**

The execution of the foregoing instrument was acknowledged before me this **30**
day of **SEPTEMBER**, 199**8**, by **PATRICE M. JOHNSTON**, Assistant Vice
Vice President of **WEITZER MALIBU BAY, INC.**, a Florida Corporation, on behalf of
the corporation. She is personally known to me or provided a Florida Driver's License as
identification.

My commission expires:  **Sandra L. Llopiz**
MY COMMISSION # CC481605 EXPIRES
August 24, 1999
ISSUED THRU TROY FAIN INSURANCE, INC. 
Print Name: _____
NOTARY PUBLIC - State of Florida

BK28934PG1041

EXHIBIT "A"

UNIT 47, BUILDING 7, A Portion of Parcel "H", CHAPEL TRAIL II, according to the Plat thereof recorded in Plat Book 112, page 16, as recorded in the Public Records of Broward County, Florida; said parcel being more particularly described as follows:

LEGAL DESCRIPTION: (BUILDING 7, UNIT 47)

A PORTION OF PARCEL "H", CHAPEL TRAIL II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 39 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA;

THENCE N.01°48'02"W. ALONG THE SAID EAST LINE NORTHEAST ONE-QUARTER (N.E. 1/4), A DISTANCE OF 1489.27 FEET;

THENCE WEST, A DISTANCE OF 848.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WEST, A DISTANCE OF 20.67 FEET;

THENCE SOUTH, A DISTANCE OF 58.00 FEET;

THENCE EAST, A DISTANCE OF 14.25 FEET;

THENCE N.63°26'06"E., A DISTANCE OF 7.17 FEET;

THENCE NORTH, A DISTANCE OF 54.79 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA CONTAINING 0.03 ACRES (1188.36 SQUARE FEET), MORE OR LESS.

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

BK 28934 PG 1042

DATE: August 1st, 2022
PROPERTY ID # 513915-08-0470 (TD # 48852)

WARNING

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

GOLDMAN, SHIRLEY
20861 NW 4 ST
PEMBROKE PINES, FL 33029-2132

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 20861 NW 4 STREET, PEMBROKE PINES, FL 33029 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 August 31, 2022\$18,026.24
- Or
- * Estimated Amount due if paid by September 20, 2022\$18,275.69

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 21, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: August 1st, 2022

PROPERTY ID # 513915-08-0470 (TD # 48852)

WARNING

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

GOLDMAN, WILLY MICHAEL
20861 NW 4TH STREET
PEMBROKE PINES, FL 33029-2132

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 20861 NW 4 STREET, PEMBROKE PINES, FL 33029 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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www.broward.org/recordstaxestreasury

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

DATE: August 1st, 2022
PROPERTY ID # 513915-08-0470 (TD # 48852)

WARNING

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

CHAPEL TRAIL OWNERS ASSOCIATION, INC. C/O POINTE MANAGEMENT GROUP, INC.

3600 S. CONGRESS AVE. SUITE C
BOYNTON BEACH, FL 33426

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 20861 NW 4 STREET, PEMBROKE PINES, FL 33029 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: August 1st, 2022
PROPERTY ID # 513915-08-0470 (TD # 48852)

WARNING

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

ERIC ESTEBANEZ, REGISTERED AGENT, O/B/O MALIBU BAY AT CHAPEL TRAIL
HOMEOWNERS ASSOCIATION, INC.
3600 S. CONGRESS AVE. SUITE C
BOYNTON BEACH, FL 33426

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 20861 NW 4 STREET, PEMBROKE PINES, FL 33029 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: August 1st, 2022
PROPERTY ID # 513915-08-0470 (TD # 48852)

WARNING

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

LAW OFFICES OF DAVID M. BAUMAN, PLLC, REGISTERED AGENT, O/B/O CHAPEL TRAIL OWNERS ASSOCIATION, INC.
6550 NORTH FEDERAL HIGHWAY, SUITE 220
FORT LAUDERDALE, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 20861 NW 4 STREET, PEMBROKE PINES, FL 33029 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: August 1st, 2022
PROPERTY ID # 513915-08-0470 (TD # 48852)

WARNING

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CHAPEL TRAIL OWNERS ASSOCIATION, INC.
18501 PINES BLVD SUITE 201
PEMBROKE PINES, FL 33029

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

- * Estimated Amount due if paid by August 31, 2022\$18,026.24
- Or
- * Estimated Amount due if paid by September 20, 2022\$18,275.69

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 21, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: August 1st, 2022
PROPERTY ID # 513915-08-0470 (TD # 48852)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 20861 NW 4 STREET, PEMBROKE PINES, FL 33029 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.

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Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: August 1st, 2022
PROPERTY ID # 513915-08-0470 (TD # 48852)

WARNING

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

GOLDMAN, SHIRLEY
25038 SW 124 CT
PRINCETON, FL 33032

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 20861 NW 4 STREET, PEMBROKE PINES, FL 33029 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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www.broward.org/recordstaxestreasury

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

DATE: August 1st, 2022
PROPERTY ID # 513915-08-0470 (TD # 48852)

WARNING

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

GOLDMAN, SHIRLEY
17601 SW 29 CT
MIRAMAR, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 20861 NW 4 STREET, PEMBROKE PINES, FL 33029 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: August 1st, 2022
PROPERTY ID # 513915-08-0470 (TD # 48852)

WARNING

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

GOLDMAN, WILLY MICHAEL
17601 SW 29 CT
MIRAMAR, FL 33029

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

DATE: August 1st, 2022
PROPERTY ID # 513915-08-0470 (TD # 48852)

WARNING

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

GOLDMAN, WILLY MICHAEL
25038 SW 124 CT
PRINCETON, FL 33032

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
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OFFICIAL USE

7021 2720 0000 3504 1125

Certified Mail Fee

\$

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

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total

TD 48852 SEPTEMBER 2022 WARNING

GOLDMAN, SHIRLEY

20861 NW 4 ST

Street

PEMBROKE PINES, FL 33029-2132

City, State, ZIP+4

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

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$

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

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total

TD 48852 SEPTEMBER 2022 WARNING

\$

Sent

GOLDMAN, WILLY MICHAEL

20861 NW 4TH STREET

Street

PEMBROKE PINES, FL 33029

City, State, ZIP+4®

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

See Reverse for Instructions

7021 2720 0000 3504 1132

U.S. Postal Service™
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Certified Mail Fee

\$

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

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

Postmark
Here

Postage

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To

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Str

Cit.

TD 48852 SEPTEMBER 2022 WARNING
CHAPEL TRAIL OWNERS ASSOCIATION, INC.
C/O POINTE MANAGEMENT GROUP, INC.
3600 S. CONGRESS AVE. SUITE C
BOYTON BEACH, FL 33426

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

See Reverse for Instructions

7021 2720 0000 3504 1149

U.S. Postal Service™
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OFFICIAL USE

9571 4052 0000 3504 1156
7021 2720 0000 3504 1156

Certified Mail Fee \$ _____
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Post: TD 48852 SEPTEMBER 2022 WARNING
\$ Total: ERIC ESTEBANEZ, REGISTERED AGENT, O/B/O
\$ Sent: MALIBU BAY AT CHAPEL TRAIL HOMEOWNERS
Street: ASSOCIATION, INC.
City, State, ZIP+4: 3600 S. CONGRESS AVE. SUITE C
BOYNTON BEACH, FL 33426

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

\$

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

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

TD 48852 SEPTEMBER 2022 WARNING
LAW OFFICES OF DAVID M. BAUMAN, PLLC,
REGISTERED AGENT, O/B/O CHAPEL TRAIL OWNERS
ASSOCIATION, INC.
6550 NORTH FEDERAL HIGHWAY, SUITE 220
FORT LAUDERDALE, FL 33308

City, State, ZIP+4®

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

See Reverse for Instructions

7021 2720 0000 3504 1164 EPR 405

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee

\$

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

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total \$

\$

Sent 7

Street

City, State, ZIP+4®

TD 48852 SEPTEMBER 2022 WARNING
CHAPEL TRAIL OWNERS
ASSOCIATION, INC.
18501 PINES BLVD SUITE 201
PEMBROKE PINES, FL 33029

7021 2720 0000 3504 1170

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery &	\$ _____

Postmark
Here

Postage

\$

Total P

\$

Sent To

Street:

City, State, ZIP+4®

TD 48852 SEPTEMBER 2022 WARNING
CITY OF PEMBROKE PINES CITY
ATTORNEY'S OFFICE
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

7021 2720 0000 3504 1187

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$ _____

Total P&c

\$ _____

Sent To

Street a

City, State, ZIP+4®

TD 48852 SEPTEMBER 2022 WARNING
GOLDMAN, WILLY MICHAEL
25038 SW 124 CT
PRINCETON, FL 33032

459T 405E 0000 0222 7202

U.S. Postal Service™
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OFFICIAL USE

7021 2720 0000 3504 1200

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$

Total Post: **TD 48852 SEPTEMBER 2022 WARNING**

GOLDMAN, WILLY MICHAEL

Sent To **17601 SW 29 CT**

Street and **MIRAMAR, FL 33029**

City, State, _____

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

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Pk

**TD 48852 SEPTEMBER 2022 WARNING
GOLDMAN, SHIRLEY
17601 SW 29 CT
MIRAMAR, FL 33029**

Sent To

Street a

City, State

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

See Reverse for Instructions

7021 2720 0000 3504 1217

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

\$

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

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total P

TD 48852 SEPTEMBER 2022 WARNING

GOLDMAN, SHIRLEY

25038 SW 124 CT

PRINCETON, FL 33032

Sent To

Street

City, State, ZIP+4®

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

See Reverse for Instructions

7021 2720 0000 3504 1224

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 48852 SEPTEMBER 2022 WA
GOLDMAN, WILLY MICHAEL
 17601 SW 29 CT
 MIRAMAR, FL 33029



9590 9402 7338 2028 4091 14

2. Article Number (Transfer from service label)

7021 2720 0000 3504 1200

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

Adult

Address

B. Received by (Printed Name)

C. Date of Delivery

8/4/20

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation 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 48852 SEPTEMBER 2022 WARNING
 GOLDMAN, SHIRLEY
 17601 SW 29 CT
 MIRAMAR, FL 33029



9590 9402 7338 2028 4091 07

2. Article Number (Transfer from service label)

7021 2720 0000 3504 1217

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/1/22

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
- Insured Mail
- Insured 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 48852 SEPTEMBER 2022 WARNING
GOLDMAN, SHIRLEY
20861 NW 4 ST
PEMBROKE PINES, FL 33029-2132



9590 9402 7338 2028 4097 70

2. Article Number (Transfer from carrier label)

7021 2720 0000 3504 1125

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*)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation 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,
on the front if space permits.

Addressed to:

**TD 48852 SEPTEMBER 2022 WARNING
GOLDMAN, WILLY MICHAEL
20861 NW 4TH STREET
PEMBROKE PINES, FL 33029**



9402 7338 2028 3949 91

PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

1, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 48852 SEPTEMBER 2022 WARNING
 LAW OFFICES OF DAVID M. BAUMAN, PLLC,
 REGISTERED AGENT, O/B/O CHAPEL TRAIL OWNERS
 ASSOCIATION, INC.
 6550 NORTH FEDERAL HIGHWAY, SUITE 220
 FORT LAUDERDALE, FL 33308



9590 9402 7338 2028 4090 77

2. Article Number (Transfer from service label)

7021 2720 0000 3504 1163

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Don Ladd* Agent Addressee

B. Received by (Printed Name)

Don Ladd

C. Date of Delivery

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

3. Service Type

- | | |
|--|--|
| <input checked="" type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Insured Mail |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |

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 48852 SEPTEMBER 2022 WARNING
 CITY OF PEMBROKE PINES CITY
 ATTORNEY'S OFFICE
 601 CITY CENTER WAY
 PEMBROKE PINES, FL 33025



9590 9402 7338 2028 4091 38

2. Article Number (Transfer from service label)

7021 2720 0000 3504 1187

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 2541 CIA

Agent

Addressee

B. Received by (Printed Name)

C/O EMERARA

C. Date of Delivery

0/9/22

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
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery