

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: 05/16/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/04/2022

CERTIFICATE # 2019-18897

ACCOUNT # 514219010760

ALTERNATE KEY # 699543

TAX DEED APPLICATION # 48953

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Lot 19, Block 4, CARVER RANCHES, according to the Plat thereof, recorded in Plat Book 19, Page 2, of the Public Records of Broward County, Florida

PROPERTY ADDRESS: 4100 SW 21 STREET, WEST PARK FL 33023-3427

OWNER OF RECORD ON CURRENT TAX ROLL:

FREDERICKA BROWN EST

4100 SW 21 ST

WEST PARK, FL 33023-3427

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

FREDERICKA BROWN AND

OR: 16504, Page: 119

ROBERT LEE BROWN, DECEASED

4100 SW 21ST STREET

WEST HOLLYWOOD, FL (Per Deed. Address is incomplete.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

780 NW 42 AVE #300

MIAMI, FL 33126 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 19 01 0760

CURRENT ASSESSED VALUE: \$210,690

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:

Death Certificate

OR: 24247, Page: 908

(Best image available)

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48953

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 September 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:

FREDERICKA BROWN
4100 SW 21ST ST
WEST PARK, FL 33023-3427

CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733

HUNTER & HUNTER, P.A.
DEBORAH S. KOWALSKY, ESQ.
1930 TYLER ST
HOLLYWOOD, FL 33020-4517

ROBERT LEE BROWN
4100 SW 21ST ST
WEST PARK, FL 33023-3427

*CHARRIS, MARILIN
4021 SW 22ND ST
WEST PARK, FL 33023-3432

*COLEBROOKE, MARISHA
4104 SW 21ST ST
WEST PARK, FL 33023-3427

*DAWKINS, HERBERT L
5410 SW 18TH ST
WEST PARK, FL 33023-3161

*PUBLIC LAND % CITY OF WEST
PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733

*TALISON, BETTY J
4025 SW 22ND ST
WEST PARK, FL 33023-3432

*WHITING, CHARLES C &
YOUNG, CHANADRA
4019 SW 22ND ST
WEST PARK, FL 33023-3432

BROWN, FREDERICKA EST
4100 SW 21ST ST
WEST PARK, FL 33023-3427

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 September 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 **Misty Del Hierro**

Broward County, Florida

INSTR # 118266805
Recorded 07/12/22 at 01:27 PM
Broward County Commission
1 Page(s)
#2

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48953

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: 514219-01-0760
Certificate Number: 18897
Date of Issuance: 05/26/2020
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: CARVER RANCHES 19-2 B
LOT 19 BLK 4

Name in which assessed: BROWN,FREDERICKA EST
Legal Titleholders: BROWN,FREDERICKA EST
4100 SW 21 ST
WEST PARK, FL 33023-3427

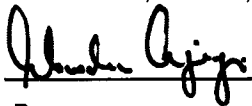
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of October, 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:

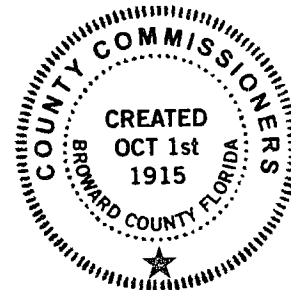
broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 8th day of July, 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: 09/15/2022, 09/22/2022, 09/29/2022 & 10/06/2022
Minimum Bid: 14297.55

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Legal Titleholders: BROWN,FREDERICKA EST
4100 SW 21 ST
WEST PARK, FL 33023-3427

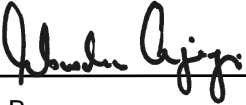
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broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 2nd day of August, 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: 09/15/2022, 09/22/2022, 09/29/2022 & 10/06/2022
Minimum Bid: 14649.55

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

48953
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 18897

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

09/15/2022 09/22/2022 09/29/2022 10/06/2022

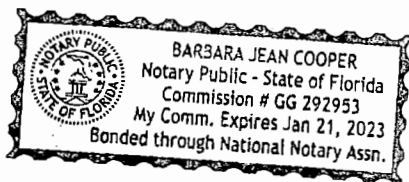
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Scherrie A. Thomas

Sworn to and subscribed before me this
6 day of OCTOBER, 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 48953**

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MIKON FINANCIAL SERVICES,
INC AND OCEAN BANK
Description of Property:
CARVER RANCHES 19-2 B
LOT 19 BLK 4
Name in which assessed:
BROWN, FREDERICKA EST
Legal Titleholders:

BROWN, FREDERICKA EST
4100 SW 21ST
WEST PARK, FL 33023-3427

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 2nd day of August, 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: 14649.55
401-314
9/15-22-29 10/6 22-12/0000618335B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22034697

Broward County, FL VS Fredericka Brown Est

RETURN OF SERVICE



Court Case # TD 48953

Hearing Date: 10/19/2022

Received by CCN 18499

09/09/2022 7:40 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Fredericka Brown Est 4100 SW 21 Street West Park FL 33023**

Served:

Not Served:

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

Date: 09/09/2022 Time: 9:45 AM

On Fredericka Brown Est 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: *Robert Jackson* 18499

D.S.

R. Jackson, #18499

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 # 514219-01-0760 (TD #48953)

RECEIVED SHERIFF
2022 SEP -6 PM 3:22
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 September 30, 2022\$14,452.88

Or

* Amount due if paid by October 18, 2022\$14,649.55

*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 October 19, 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

BROWN, FREDERICKA EST
4100 SW 21 ST
WEST PARK, FL 33023

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

Return to:
 Name Deborah S. Kowalsky, Esq.
 Address 1930 Tyler Street
 Hollywood, FL 33020

Property Appraiser's
 Parcel Identification No. 1219-01-076

89231275

This instrument was prepared by:
 Name DEBORAH S. KOWALSKY, ESQ.
 Address HUNTER & HUNTER, P.A.
 1930 Tyler Street
 HOLLYWOOD, FLORIDA 33020

\$ 1.55 has been paid
 in Broward County for Documentary
 Stamp Tax as required by law

Proctor Vicot Deputy

Grantee S.S. No. _____ Name _____

Grantee S.S. No. _____ Name _____

[Space above this line for recording data.]

WARRANTY DEED (STATUTORY FORM — SECTION 689.02, F.S.)

This Indenture, made this 31st day of May 1989, Between

Fredericka Brown, Formerly Known As Fredericka Riley, joined by her husband,
 Robert Lee Brown

of the County of Broward, State of Florida, grantor, and

Fredericka Brown and Robert Lee Brown, husband and wife,

whose post office address is 4100 SW 21st Street, West Hollywood,
 of the County of Broward, State of Florida, grantee,

Witnesseth that said grantor, for and in consideration of the sum of Ten and 00/100-----
 -----Dollars,
 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:

Lot 19, Block 4, CARVER RANCHES, according to the Plat thereof, recorded in
 Plat Book 19, Page 2, of the Public Records of Broward County, Florida.

GRANTOR WARRANTS that this is her homestead property; that she took this property
 under color of title by virtue of a Warranty Deed from Satellite Beach Homes, Inc.,
 dated November 5, 1964, recorded November 25, 1964 in the Public Records of Broward
 County, Florida at OR Book 2915, Page 342; that she has lived on these premises
 since that time, and her possession of the property has been actual, open,
 notorious, visible, exclusive, continuous for the statutory period.

RECORDED IN THE OFFICIAL RECORDS BOOK
 OF BROWARD COUNTY, FLORIDA
 L. A. HESTER
 COUNTY ADMINISTRATOR

and 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 our presence:

Brenda Hunter (Seal)
 Fredericka Riley (Seal)
 Fredericka Brown (Seal)
 Robert Lee Brown (Seal)

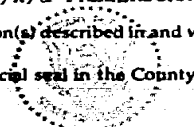
STATE OF FLORIDA
 COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
 FREDERICKA BROWN, f/k/a FREDERICKA RILEY and ROBERT LEE BROWN

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that
 ~~she~~ they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of May, 19 89.

My commission expires:



Brenda Hunter
 Notary Public

29 JUN 8 PM 1 51
 BR 6504 PG 119

5/26

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

DATE: September 1st, 2022
PROPERTY ID # 514219-01-0760 (TD # 48953)

WARNING

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

FREDERICKA BROWN
4100 SW 21ST ST
WEST PARK, FL 33023-3427

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4100 SW 21 ST WEST PARK, FL 33023 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 September 30, 2022\$14,452.88
- Or
- * Estimated Amount due if paid by October 18, 2022\$14,649.55

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 19, 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

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1965 S STATE ROAD 7
WEST PARK, FL 33023-6733

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DATE: September 1st, 2022
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DEBORAH S. KOWALSKY, ESQ.
1930 TYLER ST
HOLLYWOOD, FL 33020-4517

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WEST PARK, FL 33023-3427

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

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 September 30, 2022\$14,452.88
- Or
- * Estimated Amount due if paid by October 18, 2022\$14,649.55

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 19, 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: September 1st, 2022
PROPERTY ID # 514219-01-0760 (TD # 48953)

WARNING

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

*CHARRIS, MARILIN
4021 SW 22ND ST
WEST PARK, FL 33023-3432

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4100 SW 21 ST WEST PARK, FL 33023 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: September 1st, 2022
PROPERTY ID # 514219-01-0760 (TD # 48953)

WARNING

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*COLEBROOKE, MARISHA
4104 SW 21ST ST
WEST PARK, FL 33023-3427

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

DATE: September 1st, 2022
PROPERTY ID # 514219-01-0760 (TD # 48953)

WARNING

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*DAWKINS, HERBERT L
5410 SW 18TH ST
WEST PARK, FL 33023-3161

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

DATE: September 1st, 2022
PROPERTY ID # 514219-01-0760 (TD # 48953)

WARNING

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

*PUBLIC LAND % CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733

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

DATE: September 1st, 2022
PROPERTY ID # 514219-01-0760 (TD # 48953)

WARNING

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*TALISON, BETTY J
4025 SW 22ND ST
WEST PARK, FL 33023-3432

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

DATE: September 1st, 2022
PROPERTY ID # 514219-01-0760 (TD # 48953)

WARNING

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*WHITING, CHARLES C & YOUNG, CHANADRA
4019 SW 22ND ST
WEST PARK, FL 33023-3432

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

DATE: September 1st, 2022
PROPERTY ID # 514219-01-0760 (TD # 48953)

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BROWN, FREDERICKA EST
4100 SW 21ST ST
WEST PARK, FL 33023-3427

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FREDERICKA BROWN
4100 SW 21ST ST
WEST PARK, FL 33023-3427

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

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

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TD 48953 OCTOBER 2022 WARNING

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Sent To

CITY OF WEST PARK

Street a

1965 S STATE ROAD 7

City, St.

WEST PARK, FL 33023-6733

7021 2720 0000 3503 6767

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City, State, ZIP+4

TD 48953 OCTOBER 2022 WARNING
HUNTER & HUNTER, P.A.
DEBORAH S. KOWALSKY, ESQ.
1930 TYLER ST
HOLLYWOOD, FL 33020-4517

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

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City, State

TD 48953 OCTOBER 2022 WARNING
ROBERT LEE BROWN
4100 SW 21ST ST
WEST PARK, FL 33023-3427

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

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Total F

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Sent To

Street:

City, St.

TD 48953 OCTOBER 2022 WARNING
***CHARRIS, MARILIN**
4021 SW 22ND ST
WEST PARK, FL 33023-3432

7021 0950 0000 3270 6077

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TD 48953 OCTOBER 2022 WARNING
***COLEBROOKE, MARISHA**
4104 SW 21ST ST
WEST PARK, FL 33023-3427

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

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

Postmark
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Postage	\$
Total	\$
State	_____
City	_____

TD 48953 OCTOBER 2022 WARNING
***DAWKINS, HERBERT L**
5410 SW 18TH ST
WEST PARK, FL 33023-3161

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

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TD 48953 OCTOBER 2022 WARNING
*PUBLIC LAND % CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733

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

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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Postage	
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Total	TD 48953 OCTOBER 2022 WARNING
\$	*TALISON, BETTY J
Seni	4025 SW 22ND ST
Street	WEST PARK, FL 33023-3432
City,	

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

See Reverse for Instructions

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

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\$ Tot	TD 48953 OCTOBER 2022 WARNING
\$ Ser	*WHITING, CHARLES C & YOUNG,
\$ Str	CHANADRA
\$ Cit	4019 SW 22ND ST
	WEST PARK, FL 33023-3432

7021 0950 0000 3270 6121

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Postmark
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Postage
\$ _____
Total
\$ _____
Sent
Street
City, S.

TD 48953 OCTOBER 2022 WARNING
BROWN, FREDERICKA EST
4100 SW 21ST ST
WEST PARK, FL 33023-3427

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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 48953 OCTOBER 2022 WARNING
*CHARRIS, MARILIN
4021 SW 22ND ST
WEST PARK, FL 33023-2422



9590 9402 7338 2028 3937 34

2. Article Number (Transfer from service label)

7021 0950 0000 3270 6077

COMPLETE THIS SECTION ON DELIVERY

- A. Signature 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
- | | |
|--|---|
| <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 | |

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 48953 OCTOBER 2022 WARNING
*TALISON, BETTY J
4025 SW 22ND ST
WEST PARK, FL 33023-3432



9590 9402 7338 2028 3936 97

2. Article Number (Transfer from carrier label)

7021 0950 0000 3270 6114

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature X <u>AK PTU</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>) _____ C. Date of Delivery _____</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">TD 48953 OCTOBER 2022 WARNING *PUBLIC LAND % CITY OF WEST PARK 1965 S STATE ROAD 7 WEST PARK, FL 33023-6733</p>  <p style="text-align: center;">9590 9402 7338 2028 3937 03</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p style="text-align: center;">7021 0950 0000 3270 6107</p>	<p>(over 5000)</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

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 45953 OCTOBER 2022 WARNING
ROBERT LEE BROWN
4100 SW 21ST ST
WEST PARK, FL 33023-3427

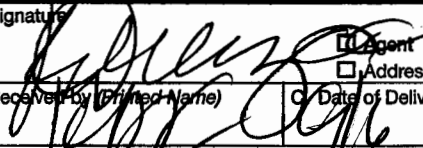
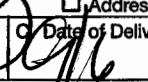


9590 9402 7338 2028 3937 41

2. Article Number (Transfer from service label)

7021 2720 0000 3503 8781

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X 
- B. Received By (Printed Name) Date of Delivery
- C. 
- 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 Restricted Delivery | |
| (over 500) | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 48953 OCTOBER 2022 WARNING
*WHITING, CHARLES C & YOUNG,
CHANADRA
4019 SW 22ND ST
WEST PARK, FL 33023-3432

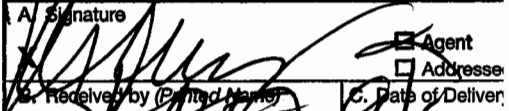


9590 9402 7338 2028 3936 80

2. Article Number (Transfer from service label)

7021 0950 0000 3270 6121

COMPLETE THIS SECTION ON DELIVERY

A. Signature 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**
- | | |
|--|---|
| <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 | |

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.
- ... this card to ... or c.

1. Article Address

TD 48953 OCTOBER 2022 WARNING
"DAWKINS, HERBERT L"
5410 SW 18TH ST
WEST PARK, FL 33023-3161



9590 9402 7338 2028 3937 10

2. Article Number (Transfer from carrier label)

7021 0950 0000 3270 6091

COMPLETE THIS SECTION ON DELIVERY

A. Signature X Agent
 Address

B. Received by (Printed Name) LT 48 Date of Delivery 9-6-22

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 48953 OCTOBER 2022 WARNING
BROWN, FREDERICKA EST
4100 SW 21ST ST
WEST PARK, FL 33023-3427



9590 9402 7338 2028 3936 73

2. Article Number (Transfer from carrier label)

7021 0950 0000 3270 6138

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item #? 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"/> Insured Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 48953 OCTOBER 2022 WARNING
FREDERICKA BROWN
4100 SW 21ST ST
WEST PARK, FL 33023-3427

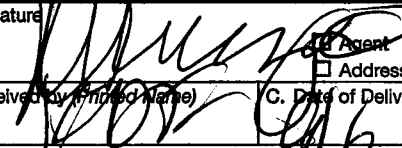


9590 9402 7338 2028 3937 72

2 Article Number (Transfer from service label)

7021 2720 0000 3503 8750

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  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
- | | |
|--|---|
| <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 Restrictd 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 | |

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 48953 OCTOBER 2022 WARNING
*COLEBROOKE, MARISHA
4104 SW 21ST ST
WEST PARK, FL 33023-3427



9590 9402 7338 2028 3937 27

2

7021 0950 0000 3270 6084

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

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

(over \$500)

ii 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 48953 OCTOBER 2022 WARNING
CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733



9590 9402 7338 2028 3937 65

7021 2720 0000 3503 8767

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
HKDRH 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
- | | |
|--|---|
| <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 Restricted Delivery (over \$500) | |