

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

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

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

**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 05/23/2022

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 05/10/2022

**CERTIFICATE #** 2019-2808

**ACCOUNT #** 484225020060

**ALTERNATE KEY #** 119570

**TAX DEED APPLICATION #** 48986

**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 6, Block 1, Pompano Beach Golfview, according to the plat thereof as recorded in Plat Book 44, Page 47, Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 2370 NE 14 TERRACE, POMPANO BEACH FL 33064

**OWNER OF RECORD ON CURRENT TAX ROLL:**

ANTHONY R COLEMAN RESIDENCE TR

FAITH GOLDEN COLEMAN TRSTEE

2370 NE 14 TER

POMPANO BEACH, FL 33064

**APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

FAITH GOLDEN COLEMAN, AS TRUSTEE Instrument: 115538373

OF THE ANTHONY RONALD COLEMAN RESIDENCE TRUST DATED SEPTEMBER 6, 2018

2370 NE 14 TERRACE

POMPANO BEACH, FL 33064 (Per Deed)

**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:** 4842 25 02 0060

**CURRENT ASSESSED VALUE:** \$372,340

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Warranty Deed

OR: 30305, Page: 1860

Warranty Deed

OR: 33247, Page: 363

**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 #48986

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:

CITY OF POMPANO BEACH 100 WEST ATLANTIC BLVD POMPANO BEACH, FL 33060	CITY OF POMPANO BEACH 100 W. ATLANTIC BLVD., SUITE 467 POMPANO BEACH, FL 33060	ANTHONY R COLEMAN RESIDENCE TR 2370 NE 14 TER POMPANO BEACH, FL 33064	COLEMAN, FAITH GOLDEN TRSTEE 2370 NE 14 TER POMPANO BEACH, FL 33064
FAITH GOLDEN COLEMAN, AS TRUSTEE OF THE ANTHONY RONALD COLEMAN RESIDENCE TRUST DATED SEPTEMBER 6, 2018 2370 NE 14 TERRACE POMPANO BEACH, FL 33064	*KEITHLEY, DAVID B & KELLY M 2360 NE 14 TER POMPANO BEACH, FL 33064	*POWELL, JOHNNIE M JR 2292 SE FLANDERS RD PORT SAINT LUCIE, FL 34952- 5658	*SCHMIDT, JAMES 2380 NE 14 TER POMPANO BEACH, FL 33064
*SULLIVAN, FRANK M & ADRIANA T 2331 NE 15 TER POMPANO BEACH, FL 33064			

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

15

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 48986

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: 484225-02-0060  
Certificate Number: 2808  
Date of Issuance: 05/26/2020  
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK  
Description of Property: POMPANO BEACH GOLFPVIEW 44-47 B  
LOT 6 BLK 1

Name in which assessed: ANTHONY R COLEMAN RESIDENCE TR COLEMAN,FAITH GOLDEN TRSTEE  
Legal Titleholders: ANTHONY R COLEMAN RESIDENCE TR  
COLEMAN,FAITH GOLDEN TRSTEE  
2370 NE 14 TER  
POMPANO BEACH, FL 33064

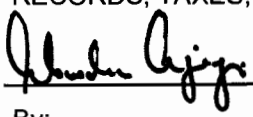
All of said property being in the County of Broward, State of Florida.

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:

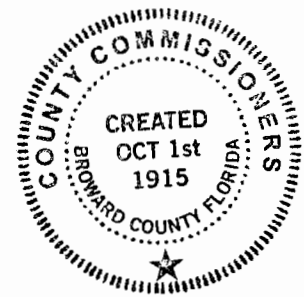
broward.deedauction.net  
*\*Pre-registration is required to bid.*

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: 25164.80

# Broward County, Florida

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

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Legal Titleholders: ANTHONY R COLEMAN RESIDENCE TR  
COLEMAN, FAITH GOLDEN TRSTEE  
2370 NE 14 TER  
POMPANO BEACH, FL 33064

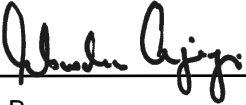
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broward.deeduction.net  
*\*Pre-registration is required to bid.*

Dated this 20th 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: 25502.80



**BROWARD**

**STATE OF FLORIDA  
COUNTY OF BROWARD:**

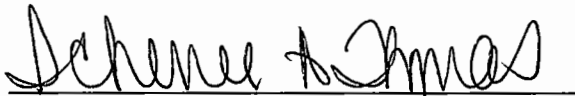
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review // k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida;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

48986  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 2808

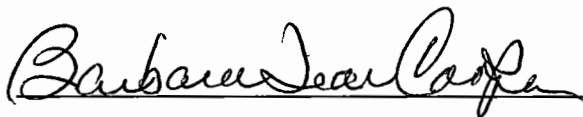
in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

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

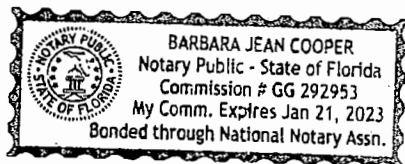
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this  
6 day of OCTOBER, A.D. 2022



(SEAL)  
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
TAX DEED NUMBER 48986**

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MIKON FINANCIAL SERVICES,  
INC AND OCEAN BANK

Description of Property:  
POMPANO BEACH GOLFVIEW  
44-47 B  
LOT 6 BLK 1

Name in which assessed:  
ANTHONY R COLEMAN RESIDENCE  
TR COLEMAN, FAITH GOLDEN  
TRSTEE

Legal Titleholders:  
ANTHONY R COLEMAN RESIDENCE  
TR COLEMAN, FAITH GOLDEN  
TRSTEE  
2370 NE 14 TER  
POMPANO BEACH, FL 33064

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 20th day of July, 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: 25502.80  
401-314  
9/15-22-29 10/6 22-19/0000618363B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22034711

Broward County, FL VS Anthony R. Coleman Residence Tr Faith Golden Coleman Trstee

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Anthony R. Coleman Residence Tr Faith Golden Coleman Trstee 2370 NE 14 Terrace Pompano Beach FL 33064**

**RETURN OF SERVICE**



Court Case # TD 48986

Hearing Date: 10/19/2022

Received by CCN 16720

09/09/2022 10:20 AM

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: 12:50 PM

On Anthony R. Coleman Residence Tr Faith Golden Coleman Trstee in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

**Other Returns: Other Returns**

**COMMENTS:** Posted Tax Notice on the front door.

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

Gregory Tony, Sheriff  
Broward County, Florida

By: *Cherrone Bill*

D.S.

A. Bill, #16720

RECEIPT INFORMATION

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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484225-02-0060 (TD #48986)

# 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 .....\$25,156.58

Or

\* Amount due if paid by October 18, 2022 .....\$25,502.80

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

ANTHONY R COLEMAN RESIDENCE TR  
COLEMAN, FAITH GOLDEN TRSTEE  
2370 NE 14 TER  
POMPANO BEACH, FL 33064

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



INSTR # 100123213  
OR BK 30305 PG 1860  
RECORDED 03/06/2000 08:47 AM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 945.00  
DEPUTY CLERK 1915

Parcel ID Number: 18225-02-00600

# Warranty Deed

This Indenture, Made this 29th day of February, 2000 A.D., Between  
Denise Setticasi, a single person

of the County of Palm Beach, State of Florida, grantor, and  
Stan Skopek and Jadwiga Skopek, his wife

whose address is: 2600 Addingham Crescent, Oakville, Ontario Canada L6J 7K6

of the City of Oakville, Country of Ontario Canada, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Broward State of Florida to wit:  
Lot 6, Block 1 of POMPANO BEACH GOLFFVIEW, according to the plat  
thereof as recorded in Plat Book 44, Page 47 of the Public Records of  
Broward County, Florida.

Subject to restrictions, reservations and easements of record, if  
any, and taxes subsequent to 1999.

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

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

Signed, sealed and delivered in our presence:

*Lee Ann H. Christian*  
Printed Name: Lee Ann H. Christian  
Witness

*Denise Setticasi* (Seal)  
Denise Setticasi  
P.O. Address: 2200 S. Ocean Boulevard, #208  
Delray Beach, FL 33483

*Lisa S. Patterson*  
Printed Name: Lisa S. Patterson  
Witness

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 29th day of February, 2000 by  
Denise Setticasi, a single person

she is personally known to me or she has produced her Florida driver's license as identification.

OFFICIAL NOTARY SEAL  
LEE ANN H CHRISTIAN  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC804951  
MY COMMISSION EXP. JAN. 27, 2003

*Lee Ann H. Christian*  
Printed Name: Lee Ann H. Christian  
Notary Public  
My Commission Expires:

①

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**ALLISON BARR**  
RESOURCE TITLE COMPANY, INC. *wlc*  
399 SOUTH FEDERAL HIGHWAY *133*  
BOCA RATON, FLORIDA 33432

Property Appraisers Parcel Identification (Folio) Numbers:  
**48-42-25-02-0060**  
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the **31st** day of **May, A.D. 2002** by **STAN SKOPEK and JADWIGA SKOPEK, HIS WIFE**, herein called the grantors, to **MATTHEW A. PEREZ** whose post office address is **2370 NE 14TH TERRACE, POMPANO BEACH, FL 33064**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this Instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz:

**LOT 6, BLOCK 1, OF POMPANO BEACH GOLDVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2002 and thereafter.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.

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

Signed, sealed and delivered in the presence of:

*Allison Barr*  
\_\_\_\_\_  
Witness #1 Signature  
*ALLISON A BARR*  
\_\_\_\_\_  
Witness #1 Printed Name

*Patricia Miranda*  
\_\_\_\_\_  
Witness #2 Signature  
*PATRICIA MIRANDA*  
\_\_\_\_\_  
Witness #2 Printed Name

*[Signature]* \_\_\_\_\_ L.S.  
**STAN SKOPEK**  
2370 NE 14TH TERRACE, POMPANO BEACH, FL 33064  
*[Signature]* \_\_\_\_\_ L.S.  
**JADWIGA SKOPEK**  
2370 NE 14TH TERRACE, POMPANO BEACH, FL 33064

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this **31st** day of **May, 2002** by **STAN SKOPEK and JADWIGA SKOPEK** who are personally known to me or have produced *FC DL* as identification.

**SEAL**

*Allison Barr*  
\_\_\_\_\_  
Notary Signature  
\_\_\_\_\_  
Printed Notary Signature

My Commission Expires:  


①



This Document Prepared by:  
Danielle Rizzo-Antonelli, Esq.  
West Central Legal Services, P.A.  
2425 E Commercial Blvd., Ste#402  
Fort Lauderdale, FL 33308  
(954)229-1878

Parcel ID Number: 4842 25 02 0060

# Warranty Deed

This Indenture, Made this 21st day of December, 2018 A.D., Between  
Matthew A. Perez, a married man

of the County of Palm Beach, State of Florida, grantor, and  
Faith Golden Coleman, as Trustee of The Anthony Ronald Coleman Residence  
Trust dated September 6, 2018

With the full power and authority to protect, to conserve, to sell, to lease, to encumber, or  
otherwise to manage and dispose of the real property pursuant to Florida Statute §689.073  
whose address is: 2370 NE 14 Terrace , POMPANO BEACH, FL 33064  
of the County of BROWARD, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land,  
situate, lying and being in the County of BROWARD State of Florida to wit:

Lot 6, Block 1, Pompano Beach Golfview, according to the plat thereof as  
recorded in Plat Book 44, Page 47, Public Records of Broward County,  
Florida.

1. Real estate taxes for the year of closing and subsequent years and  
any special taxes or assessments entered against said property after the  
closing date;
2. Applicable zoning regulations and ordinances;
3. All of the terms, provisions, conditions, restrictions, and easements  
of record, if any, which may now affect the aforesaid property, without  
thereby re-imposing same.

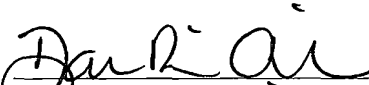
The property herein conveyed DOES NOT constitute the HOMESTEAD property  
of the Grantor. The Grantor's HOMESTEAD address is 14787 73rd ST N,  
Loxahatchee, FL 33470.

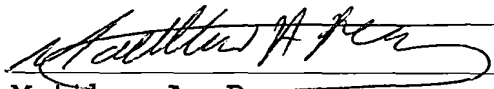



**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantoe has good right and lawful authority to sell and convey said land; and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

**Signed, sealed and delivered in our presence:**

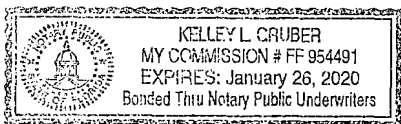
  
Printed Name: Danielle Rizo Antuna  
Witness


  
Matthew A. Perez (Seal)  
P.O. Address: 14787 73rd ST N , Loxahatchee, FL 33470

  
Printed Name: Kelley Lumber  
Witness

**STATE OF Florida**  
**COUNTY OF**

The foregoing instrument was acknowledged before me this 19 day of **December, 2018** by **Matthew A. Perez, a married man** who is personally known to me or who has produced his **Florida driver's license** as identification.



  
Printed Name: Kelley Lumber  
Notary Public  
My Commission Expires:  / /

**DATE: September 1st, 2022**  
**PROPERTY ID # 484225-02-0060 (TD # 48986)**

# WARNING

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

FAITH GOLDEN COLEMAN, AS TRUSTEE OF THE ANTHONY RONALD COLEMAN  
RESIDENCE TRUST DATED SEPTEMBER 6, 2018  
2370 NE 14 TERRACE  
POMPANO BEACH, FL 33064

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2370 NE 14 TER POMPANO BEACH, FL 33064 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 .....\$25,156.58  
Or  
\* Estimated Amount due if paid by October 18, 2022 .....\$25,502.80

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



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

**DATE: September 1st, 2022**  
**PROPERTY ID # 484225-02-0060 (TD # 48986)**

# WARNING

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

\*KEITHLEY, DAVID B & KELLY M  
2360 NE 14 TER  
POMPANO BEACH, FL 33064

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

**DATE: September 1st, 2022**  
**PROPERTY ID # 484225-02-0060 (TD # 48986)**

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\*POWELL, JOHNNIE M JR  
2292 SE FLANDERS RD  
PORT SAINT LUCIE, FL 34952-5658

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DATE: September 1st, 2022  
PROPERTY ID # 484225-02-0060 (TD # 48986)

# WARNING

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\*SCHMIDT, JAMES  
2380 NE 14 TER  
POMPANO BEACH, FL 33064

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DATE: September 1st, 2022  
PROPERTY ID # 484225-02-0060 (TD # 48986)

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\*SULLIVAN, FRANK M & ADRIANA T  
2331 NE 15 TER  
POMPANO BEACH, FL 33064

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**DATE: September 1st, 2022**  
**PROPERTY ID # 484225-02-0060 (TD # 48986)**

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ANTHONY R COLEMAN RESIDENCE TR  
2370 NE 14 TER  
POMPANO BEACH, FL 33064

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CITY OF POMPANO BEACH  
100 W. ATLANTIC BLVD., SUITE 467  
POMPANO BEACH, FL 33060

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100 WEST ATLANTIC BLVD  
POMPANO BEACH, FL 33060

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2370 NE 14 TER  
POMPANO BEACH, FL 33064

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

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- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
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Postage

\$

Total

\$

Sent to

Street

City, State

**TD 48986 OCTOBER 2022 WARNING**  
**CITY OF POMPANO BEACH**  
**100 WEST ATLANTIC BLVD**  
**POMPANO BEACH, FL 33060**

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

See Reverse for Instructions

7017 2680 0000 4987 6331

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

Postmark  
Here

Postage	
\$	
<b>Total</b>	
\$	
<i>Sent</i>	
<i>Street</i>	
<i>City</i>	

TD 48986 OCTOBER 2022 WARNING  
CITY OF POMPANO BEACH  
100 W. ATLANTIC BLVD., SUITE 467  
POMPANO BEACH, FL 33060

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

See Reverse for Instructions

7017 2680 0000 4987 6348

7017 2680 0000 4987 6355

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

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**TD 48986 OCTOBER 2022 WARNING**

*Sent to:* **ANTHONY R COLEMAN RESIDENCE TR**

*Street:* **2370 NE 14 TER**

*City, State:* **POMPANO BEACH, FL 33064**

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

Postmark  
Here

Postage	
\$	

Total Postage

\$

Sent To

Street and

City, State

TD 48986 OCTOBER 2022 WARNING  
COLEMAN, FAITH GOLDEN TRSTEE  
2370 NE 14 TER  
POMPANO BEACH, FL 33064

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

Postmark  
Here

Postage	\$
Total Postage	\$

**TD 48986 OCTOBER 2022 WARNING**  
Sent To FAITH GOLDEN COLEMAN, AS TTEE OF THE ANTHONY  
Street and: RONALD COLEMAN RES TRUST DATED 09/6/2018  
City, State: 2370 NE 14 TERRACE  
POMPANO BEACH, FL 33064

7017 2680 0000 4987 6379

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Postmark  
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Postage	
\$	
Total	
\$	

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**\*KEITHLEY, DAVID B & KELLY M**  
**2360 NE 14 TER**  
**POMPANO BEACH, FL 33064**

7017 2680 0000 4987 5969

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

Postmark  
Here

Postage  
\$ \_\_\_\_\_  
Total  
\$ \_\_\_\_\_  
Sent  
Street  
City, State

**TD 48986 OCTOBER 2022 WARNING**  
**\*POWELL, JOHNNIE M JR**  
**2292 SE FLANDERS RD**  
**PORT SAINT LUCIE, FL 34952-5658**

7017 2680 0000 4987 5976

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

For delivery information, visit our website at [www.usps.com](http://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 P	
\$	

Sent To	
Street	
City, S	

**TD 48986 OCTOBER 2022 WARNING**  
\*SCHMIDT, JAMES  
2380 NE 14 TER  
POMPANO BEACH, FL 33064

7017 2680 0000 4987 5983



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

For delivery information, visit our website at [www.usps.com](http://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

\$ \_\_\_\_\_

Sent

Street

City

TD 48986 OCTOBER 2022 WARNING  
\*SULLIVAN, FRANK M & ADRIANA T  
2331 NE 15 TER  
POMPANO BEACH, FL 33064

7017 2680 0000 4987 5990

**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 48986 OCTOBER 2022 WARNING  
CITY OF POMPANO BEACH  
100 WEST ATLANTIC BLVD  
POMPANO BEACH, FL 33060



9590 7338 2028 3947 17

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

7017 2680 0000 4987 6331

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

x *Michael Herrmann*  Agent  
 Addressee

**B. Received by (Printed Name)**

*Michael Herrmann*

**C. 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"/> Mail Restricted Delivery                |   |
| <input type="checkbox"/> (00)                                    |   |

**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 48986 OCTOBER 2022 WARNING  
\*SCHMIDT, JAMES  
2380 NE 14 TER  
POMPANO BEACH, FL 33064



9590 9402 7338 2028 3946 49

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

7017 2680 0000 4987 5983

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X

- Agent
- Addressee

**B. Received by (Printed Name)**

**C. 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**

- 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<sup>1</sup>
- Signature Confirmation Restricted Delivery
- Signature Confirmation Restricted Delivery (mail 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 48986 OCTOBER 2022 WARNING  
\*POWELL, JOHNNIE M JR  
2292 SE FLANDERS RD  
PORT SAINT LUCIE, FL 34952-5658



9590 9402 7338 2028 3946 56

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

7017 2680 0000 4987 5976

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X   Agent  
 Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

9/16

**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"/> 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"/> Collect on Delivery Restricted Delivery |   |
| <input type="checkbox"/> <sup>Full</sup> 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 48986 OCTOBER 2022 WARNING  
CITY OF POMPANO BEACH  
100 W. ATLANTIC BLVD., SUITE 467  
POMPANO BEACH, FL 33060



9590 9402 7338 2028 3947 00

Article Number (Transfer from carrier label)

7017 2680 0000 4987 6348

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Michèle H.*  Agent  
 Addressee

B. Received by (Printed Name)

*Michèle Herrmann*

C. 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

- 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

all Restricted Delivery  
(over 5000)

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 48986 OCTOBER 2022 WARNING  
 \*KEITHLEY, DAVID B & KELLY M  
 2360 NE 14 TER  
 POMPANO BEACH, FL 33064



9590 9402 7338 2028 3946 63

2. Article Number (Transfer from service label)

7017 2680 0000 4987 5969

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *David Keithley*  Agent  
 Addressee

B. Received by (Printed Name)

DAVID KEITHLEY

C. Date of Delivery

9/15/2022

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

3. Service Type

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